BILL GARRETT, Davidson County
Trans:T20170030456 DEEDQC
Recvd: 04/11/17 10:44 5 pgs
Fees:27.00 Taxes:0.00

20170411-0035274

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. G. William Coble, Affiant Subscribed and sworn to before me, this 7th day of Apr., 2017. Notary Public My Commission Expires: January 8, 2019

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
G. William Coble, et al. 5033 Old Hickory Boulevard Nashville, Tennessee 37218	SAME	Map 067 00 0 Parcel 075.00 Map 067 00 0 Parcel 097.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jane H. Coble**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to the Grantor's husband, hereby

remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **G. William Coble**, and to his heirs and assigns, hereinafter called the Grantee.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 5th day of April, 2017.

Jane H. Coble

Jane H. Coble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane H. Coble, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of April, 2017.

My Commission Expires: 3/6/2018

AMY M. STEPP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public

EXHIBIT A

Legal Descriptions

TRACT NO. 1:

A certain tract or parcel of land located in the 13th (old 25th) Civil District of Davidson County, Tennessee, and bounded as follows:

BEGINNING at a stone marker, Roger's southwest corner and the southernmost corner of the tract herein described; runs N.67 degrees W. 160 poles to a stake at the east edge of Cumberland River at the mouth of a drainage ditch; thence down the river along the Eastern low water line to points; N. 2 1/2 degrees W. 70 poles; N. 9 degrees W. 31 poles to the mouth of a small branch, Farmer's corner; thence leaving the river with the branch, Farmer's boundary to points; S. 62 degrees E. 14 poles; N. 34 degrees E. 4 poles; S. 54 1/2 E. 7 poles; S. 87 1/2 E. 8.4 poles; S. 10 degrees E. 18 poles to a stake, the SE corner of the 6 1/4 acre tract herein included in the north boundary of the original W. H. Hunt tract; thence N. 69 1/4 degrees E. with Farmer's line 45 poles; N. 54 1/4 degrees E. 23 poles; N. 75 1/4 degrees E. 48 poles; N. 88 1/2 E. 45 poles; N. 49 1/4 degrees E. 88 poles to the center of Old Hickory Blvd.; thence with Old Hickory Blvd. and its meanders to points; S. 38 degrees E. 14 poles; S. 27 1/4 degrees E. 16.5 poles: S. 8 1/2 E. 13.6 poles; S. 5 1/2 degrees W. 8.4 poles to the NE corner of Roger's boundary line to points; N. 67 degrees W. 33.4 poles, S. 38 1/2 degrees W. 6 poles, S. 27 degrees W. 46 poles; S. 40 degrees W. 20 poles; S. 43 1/2 degrees W. 23.4 poles to a hickory stump; S. 7 1/2 degrees E. 10 poles; S. 20 degrees W. 8 poles; S. 26 1/2 degrees W. 40 poles to a pile of stones S. 18 1/2 degrees W. 19 poles to the beginning, containing 138 acres, more or less.

TRACT NO. 2:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No: 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 acres, more or less, tract which was conveyed to W.T. Shockley, Jr. and wife, by deed from Lampley McDonald, a widow, recorded in Book 2883, page 345, in the Register's Office for said County, (2) North 87 deg. 00' West 442.20 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at an interior northeast corner of that certain 166.2 acres, more or less, tract which was conveyed to Mary Ann O'Connor by deed from Robert G. O'Connor, recorded in Book 3721, page 74, in said Register's Office; thence with an interior easterly line of said 166.2 acre tract south 3 deg. 00' west 300.3 feet to an iron pin at a corner of said 166.2 acre tract; thence with a northerly line of said 166.2 acre tract south 87 deg. 00' east 167.34 feet; thence along a new line North 3 deg. 00' North 3 deg. 00' east 300.3 feet to the southerly line of said 138 acre tract; thence with the southerly line of said 138 acre tract North 87 deg. 00' west 167.34 feet to the point of beginning, containing 1.15 acres, more or less.

TRACT NO. 3:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No. 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 areas, more or less, tract which was conveyed to Willard T. Shockley, Jr. and wife, by deed from Lampley McDonald, a widow, recorded in Book 2883, page 345, in the Register's Office for said County, (2) North 87 deg. 00' west 442.00 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at the northwest corner of that certain 10 acres, more or less, tract which was conveyed to Jerry D. Wood, Sr. and wife, by deed from Etta Estelle Bess, recorded in Book 3703, page 610, in said Register's Office; thence with the westerly line of said 10 acre tract South 3 deg. 00' west 300.3 feet to an iron pin at the southwest corner of said 10 acre tract; thence along new lines north 87 deg. 00' west 217.58 feet to an iron pin and north 3 deg. 00' east 300.3 feet to an iron pin in the southerly line of said 138 acre tract; thence with southerly line of said 138 acre tract South 87 deg. 00' east 217.58 feet to the point of beginning containing 1.5 acres, more or less.

TRACT NO. 4:

A certain tract or parcel of land situated in the 13th Civil District and the First Councilmatic District of Davidson County, Tennessee, and described generally as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd. said point being situated at the intersection of Old Hickory Blvd. and the private gravel driveway of the property of W.T. Shockley, Jr.; thence southwardly along the westerly margin of Old Hickory Blvd., a distance of 315 feet to a point; thence westwardly back from Old Hickory Blvd. a distance of 415 feet to a point; thence northwardly a distance of 315 feet to a point in the southerly margin of said private gravel driveway on the property of W.T. Shockley, Jr.; and thence eastwardly along the southerly margin of said private gravel driveway a distance of 415 feet to a point in the westerly margin of Old Hickory Blvd.; the point of beginning and containing 3.05 acres, more or less.

TRACTS NOS. 1 THROUGH 4 BEING the same property conveyed to G. William Coble, by deed from Herbert G. Warden, and wife, Ogeal Warden of record in Book 7368, page 793, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed by a Quitclaim Deed from G. William Coble to Jane H. Coble, for her lifetime with the vested remainder interest in equal shares to Karin D. Coble, Elizabeth D. Coble and G. William Coble, III, as equal tenants in common, of record as Book 8366, page 592, Register's Office for Davidson County, Tennessee.

Also being part of same property conveyed to Karin Coble Eaton (formerly Karin D. Coble) and Elizabeth Coble McDonald (formerly Elizabeth D. Coble), as equal tenants in common, by deed from G. William Coble, III, of a vested one-third (1/3) remainder interest of record as Instrument No. 20121127-0119625, Register's Office for Davidson County, Tennessee.

After this conveyance, such tracts or parcels of land described above shall be fully owned (100%) by G. William Coble, with the vested remainder interest in equal shares by Karin Coble Eaton and Elizabeth Coble McDonald, as tenants in common.

This is unimproved property known as 4867 Old Hickory Boulevard, Nashville, Tennessee 37218 and improved property known as 4871 Old Hickory Boulevard, Nashville, Tennessee 37218.