BILL GARRETT, Davidson County
Trans:T20170030479 DEEDQC
Recvd: 04/11/17 11:09 5 pgs
Fees:28.00 Taxes:407.00
20170411-0035305

QUITCLAIM DEED

This instrument prepared by:
Judith E. Beasley
Attorney at Law
3810 Bedford Avenue, Ste 300
Nashville, TN 37215

Address New Owner:	Send Tax Bills to:	Map and Parcel
Metropolitan Equities, L.P. 3810 Bedford Avenue, Ste 300 Nashville, TN 37215	same	Part of 154-000-293.00

The actual consideration or value, ~~whichever~~ is greater for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me, this the 29th day of March, 2012.

NOTARY PUBLIC

PAULETTE N. WASSEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: 5/5/2020

THIS INSTRUMENT made and entered into on this the 28th day of March, 2012, by and between Carl L. Wallace and wife, Heidi L. Wallace, hereinafter referred to as "Parties of the First Part", and Metropolitan Equities, L.P., a Tennessee limited partnership, hereinafter referred to as "Party of the Second Part",

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Parties of the First Part convey and quitclaim unto the Party of the Second Part, its successors and assigns, all of their right, title, and interest in and to the following described real property, located in Davidson County, Tennessee, which property is more particularly described as:

> That southwesterly portion of Map 154 Parcel 293, bounded by property owned by South Harpeth Farms, L.L.C. on the southern and western borders, and consisting of approximately eleven (11) acres, as further described on the attached Exhibit A.

Being a portion of the same property conveyed unto Carl L. Wallace and wife, Heidi L. Wallace, by quitclaim deed from Joseph N. Wallace and wife, Sue T. Wallace, Co-Trustees of the Joe Wallace and Sue Wallace Revocable Living Trust dated October 13, 1998 of record in Document Number 20040430-0049080, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Parties of the First Part have set their signatures, this the day and date first above written.

Carl L. Wallace

Carl L. Wallace

Heidi L. Wallace

Heidi L. Wallace

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public for and in said state and county, Carl L. Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2012.

Sheri Engel

NOTARY PUBLIC

My commission expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public for and in said state and county, Heidi L. Wallace, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

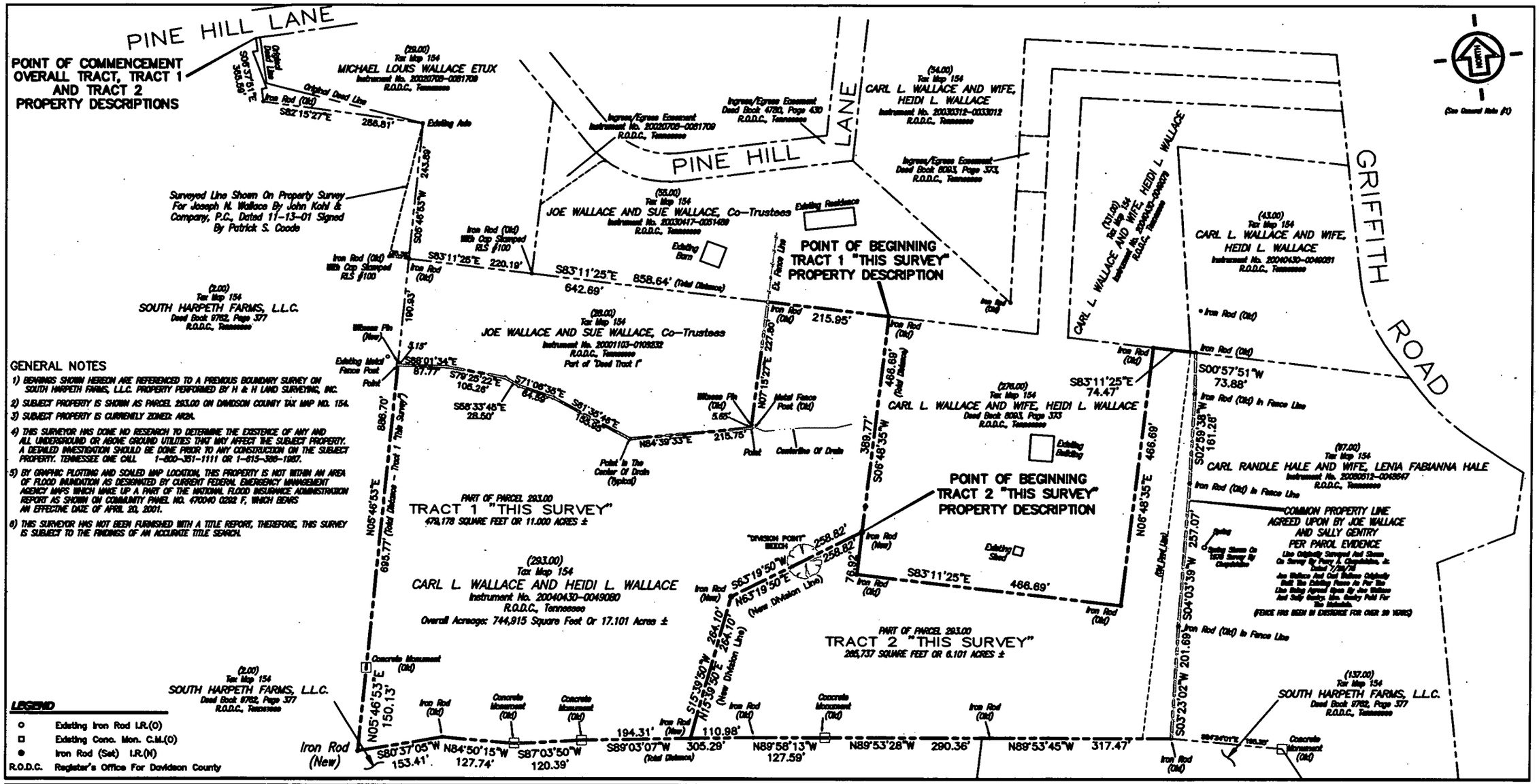
Witness my hand, at office, this 28th day of March, 2012.

Sheri Engel

NOTARY PUBLIC

My commission expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



SHEET	ID	JOB
1	4621-2103	TM 69P

DATE: JANUARY 11, 2013 | DRAWN BY: J. K. ROMERO | CHECKED BY: STEVE McCLANAHAN

REVISIONS

NR	DATE	BY	CHANGE
1	1-11-13	MK	

Scale: 1" = 200'

0' 100' 200' 400' 800'

GRAPHIC SCALE

Exhibit "A"

METROPOLITAN EQUITIES, L.P.

GRIFFITH ROAD

THIRTY-FIFTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

H & H LAND SURVEYING, INC.

612 FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: handhland@bellsouth.net

Exhibit "A" continued

PROPERTY DESCRIPTION - TRACT NO. 1 "THIS SURVEY":

A TRACT OF LAND IN THE 35th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY TENNESSEE, LYING SOUTH OF PINE HILL LANE AND WEST OF GRIFFITH ROAD, SHOWN AS PART OF PARCEL 293.00 ON DAVIDSON COUNTY TAX MAP NO. 154 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY OF THE JOE WALLACE AND SUE WALLACE PROPERTY, CO-TRUSTEES, THE JOE WALLACE AND SUE WALLACE REVOCABLE LIVING TRUST BY: H & H LAND SURVEYING, INC.; DATED: APRIL 15, 2004 - JOB NUMBER: 2004-365 AND PROCEEDING AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHERLY MARGIN OF PINE HILL LANE, AN INGRESS/EGRESS EASEMENT AS OF RECORD IN DEED BOOK 4780, PAGE 430, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AT THE MOST NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO MICHAEL LOUIS WALLACE, ETUX AS OF RECORD IN INSTRUMENT NO. 20020708-0081709, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

LEAVING THE SOUTHERLY MARGIN OF PINE HILL LANE, AND WITH THE WESTERLY PROPERTY LINE OF THE AFOREMENTIONED WALLACE PROPERTY, SOUTH 06 DEGREES 37 MINUTES 51 SECONDS EAST, 365.59 FEET TO AN IRON ROD (OLD) IN THE NORTH PROPERTY LINE OF A TRACT OF LAND CONVEYED TO SOUTH HARPETH FARMS, L.L.C. AS OF RECORD IN DEED BOOK 9762, PAGE 377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

WITH THE COMMON LINE BETWEEN SAID WALLACE AND SOUTH HARPETH FARMS, L.L.C. PROPERTY, SOUTH 82 DEGREES 15 MINUTES 27 SECONDS EAST, 286.81 FEET TO AN EXISTING AXLE; THENCE,

SOUTH 05 DEGREES 46 MINUTES 53 SECONDS WEST, 243.89 FEET TO AN IRON ROD (OLD); THENCE,

LEAVING THE COMMON PROPERTY LINE OF SAID WALLACE AND SOUTH HARPETH FARMS, L.L.C. PROPERTY AND WITH THE MOST SOUTHERLY LINE OF SAID WALLACE, SOUTH 83 DEGREES 11 MINUTES 25 SECONDS EAST, 220.19 FEET TO AN IRON ROD (OLD); THENCE,

LEAVING THE MOST SOUTHERLY LINE OF SAID WALLACE, SOUTH 83 DEGREES 11 MINUTES 25 SECONDS EAST, 858.64 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CARL L. WALLACE AND WIFE, HEIDI L. WALLACE OF RECORD IN DEED BOOK 8093, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE,

WITH THE WESTERLY LINE OF THE SAID CARL L. WALLACE AND WIFE, HEIDI L. WALLACE PROPERTY, SOUTH 06 DEGREES 48 MINUTES 35 SECONDS WEST, 389.77 FEET TO AN IRON ROD (NEW); THENCE,

LEAVING THE WESTERLY PROPERTY LINE OF THE SAID WALLACE PROPERTY WITH A NEW DIVISION LINE, SOUTH 63 DEGREES 19 MINUTES 50 SECONDS WEST, 258.82 FEET TO AN IRON ROD (NEW); THENCE,

SOUTH 15 DEGREES 39 MINUTES 50 SECONDS WEST, 264.10 FEET TO AN IRON ROD (SET) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO THE SOUTH HARPETH FARMS, L.L.C. PROPERTY AS OF RECORD IN DEED BOOK 9762, PAGE 377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

WITH THE NORTHERLY PROPERTY LINES OF THE SAID SOUTH HARPETH FARMS, L.L.C. PROPERTY THE FOLLOWING CALLS:

SOUTH 89 DEGREES 03 MINUTES 07 SECONDS WEST, 194.31 FEET TO A CONCRETE MONUMENT (OLD); THENCE,

SOUTH 87 DEGREES 03 MINUTES 50 SECONDS WEST, 120.39 FEET TO A CONCRETE MONUMENT (OLD); THENCE,

NORTH 84 DEGREES 50 MINUTES 15 SECONDS WEST, 127.74 FEET TO AN IRON ROD (OLD); THENCE,

SOUTH 80 DEGREES 37 MINUTES 05 SECONDS WEST, 153.41 FEET TO AN IRON ROD (OLD) AT THE MOST SOUTHWESTERLY PROPERTY CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE,

LEAVING THE NORTHERLY PROPERTY LINES OF THE SAID SOUTH HARPETH FARMS, L.L.C. PROPERTY WITH THE EASTERLY PROPERTY LINE OF THE SAID SOUTH HARPETH FARMS, L.L.C. PROPERTY, NORTH 05 DEGREES 46 MINUTES 53 SECONDS EAST, 150.13 FEET TO A CONCRETE MONUMENT (OLD); THENCE,

NORTH 05 DEGREES 46 MINUTES 53 SECONDS EAST, 695.77 FEET TO A POINT IN THE CENTER OF A DRAIN IN THE EASTERLY PROPERTY LINE OF THE SAID SOUTH HARPETH FARMS, L.L.C. PROPERTY; THENCE,

FOLLOWING THE CENTER OF A DRAIN WITH THE SOUTHERLY PROPERTY LINES OF A TRACT OF LAND CONVEYED TO JOE WALLACE AND SUE WALLACE AS OF RECORD IN INSTRUMENT NO. 20001103-0109232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE FOLLOWING CALLS:

SOUTH 88 DEGREES 01 MINUTES 34 SECONDS EAST, 87.77 FEET; THENCE,

SOUTH 79 DEGREES 25 MINUTES 22 SECONDS EAST, 105.26 FEET; THENCE,

SOUTH 58 DEGREES 33 MINUTES 45 SECONDS EAST, 28.50 FEET; THENCE,

SOUTH 71 DEGREES 06 MINUTES 35 SECONDS EAST, 64.59 FEET; THENCE,

SOUTH 61 DEGREES 35 MINUTES 46 SECONDS EAST, 155.95 FEET; THENCE,

NORTH 64 DEGREES 39 MINUTES 33 SECONDS EAST, 215.75 FEET TO A POINT IN THE CENTER OF A DRAIN BEING THE MOST SOUTHEASTERLY PROPERTY CORNER OF THE SAID JOE WALLACE AND SUE WALLACE PROPERTY; THENCE,

LEAVING THE CENTER OF A DRAIN WITH THE EASTERLY PROPERTY LINE OF THE SAID WALLACE PROPERTY, NORTH 07 DEGREES 15 MINUTES 27 SECONDS EAST, 227.80 FEET TO AN IRON ROD (OLD) IN AN EXISTING FENCE LINE BEING THE MOST NORTHEASTERLY PROPERTY CORNER OF THE SAID WALLACE PROPERTY; THENCE,

LEAVING THE EASTERLY PROPERTY LINE OF THE SAID WALLACE PROPERTY WITH THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JOE WALLACE AND SUE WALLACE, CO-TRUSTEES AS OF RECORD IN INSTRUMENT NO. 2030417-0051489, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 83 DEGREES 11 MINUTES 25 SECONDS EAST, 251.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 479,178 SQUARE FEET OR11.000 ACRES, MORE OR LESS.

PROPERTY TITLE REFERENCE – TRACT 1 "THIS SURVEY":

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CARL L. WALLACE AND HEIDI L. WALLACE AS OF RECORD IN INSTRUMENT NO. 20040430-0049080, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.