THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Davidson County DEEDQC
Recvd: 05/31/17 14:17 6 pgs
Fees:32.00 Taxes:0.00
20170531-0054081

QUITCLAIM DEED

Address New Owners	Send Tax Bills To	Map-Parcel Nos.
Donald L. McCloud and Terry McCloud c/o Russell E. Freeman, Esq. 140 North Main Street Goodlettsville, TN 37070	Donald L. McCloud and Terry McCloud c/o Russell E. Freeman, Esq. 140 North Main Street Goodlettsville, TN 37070	Tract 1: 160 00 0 009 00 Tract 2: 160 00 0 010 00 Tract 3: 160 00 0 029 00 Tract 4: P/O above tracts

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **CLEARWATER BEACH RESORT, INC., a Tennessee corporation**, by these presents does hereby quitclaim and convey unto **DONALD L. MCCLOUD, a married man, and TERRY MCCLOUD, a single man**, their heirs and assigns, all of its right, title and interest in and to the following described tracts of land:

TRACT 1:

Being a certain tract or parcel of land lying in the 9th (formerly the 14th) Civil District and being a part of the old T. J. Allison tract which has been subdivided among the eight heirs by bill in the Chancery Court of Davidson county, Tennessee, Rule No. 58889 in case of T. J. Allison vs Alex Allison, et al which is described as follows, to-wit:

Beginning at a point in Harding Road west of a spring, D. F. Archey's northeast corner, and running thence North 18 deg. 15' west 527 feet to a point in Harding Road in the Mill Lot Line; thence with said Mill Lot line south 80 degrees West 43 feet to a stake; thence North 10 deg. west 198 feet to a stake; thence North 89 deg. East 90 feet to a stake in the Mill Lot line, Mrs. R.T.Ferguson's southeast corner; thence with a road and turnrow (Mrs. Ferguson's southerly line) North 65 deg. 30' West 1272 feet to a stake in smith's east line; thence south 3 deg. East 55 feet; thence south 70 deg.west 16 feet to a dead chestnut tree; thence south 7 deg. 30' E 70 feet to a hickory; thence south 2 deg. west 100 feet; thence south 6 deg. West 100; thence south 4 deg. West 81 feet to a beech; thence south 25 deg. West 108 feet; thence south 48 deg. East 70 feet to a beech; thence South 16 deg. West 100 feet; thence south 29 deg. west 150 feet; thence south 43 deg. West 75 feet to an oak; thence south 55 deg. West 100 feet to an oak; thence south 89 deg. west 89 feet 68 feet to a fence corner; thence south 89 deg. west 231 feet; thence south 47 deg. West 297 feet thence south 25 deg. west 189.75 feet to an iron

pin, stake and 4-inch oak in T.J. Allison' s line as run July 19, 1944 by order of court of June 17, 1944; thence with T.J. Allison' s line south 89 deg. East 1636 feet to an iron pin, D.F.Archey's northwest corner; thence along Archey's line North 79 deg. 30' East 384 feet to the point of beginning, containing 32.25 acres.

Being part of the same property conveyed to Clearwater Beach Resort, Inc. (as to a one-half undivided interest) by deed dated October 12, 1993 from Nadine Allison King, unmarried, of record in Book 9118, page 435 Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Clearwater Beach Resort, Inc. by Quitclaim Deed dated December 22, 1995 from Nadine Allison King, unmarried of record in Book 9911, page 255, Register's Office for Davidson County, Tennessee.

TRACT 2:

Lying in the 9th Civil District of said county, being the tract marked "Mrs. R.T. Ferguson" as shown on the Map of the Allison Lands, of record in Plan Book 3, page 35, of the Chancery Court for said county, and described as follows;

Beginning at a stake in the north line of the Mill Lot, said stake being north of a bridge over south Harpeth River, and being also Madolyn Allison's northeast corner, and running thence with a road and turnrow along Madolyn Allison's north line, North 65 deg.30' east 1272 feet to a stake in a fence in Smith's east line at Madolyn Allison's northwest corner; thence along Smith's east line, North 11 deg. W 858 feet to J. D. Hick's corner; thence with Hicks' line North 63 deg. 15' East 635.25 feet to a stake; thence south 86 1/2 deg. East 148.5 feet to a stake; thence North 3 deg. east 396 feet to a point in the center of South Harpeth River; thence with the center of Harpeth River, South 40 deg. East 693 feet; thence continuing with the center of South Harpth River South 14 deg, East 1452 feet; thence south 80 deg. West 108 feet to the point of beginning, containing 36 acres, more or less.

Being the same property conveyed to Clearwater Beach Resort, Inc. by deed dated October 12, 1993 from Nadine Allison King, unmarried, of record in Book 9118, page 435, Register's Office for Davidson County, Tennessee.

TRACT 3:

LAND in Davidson County, Tennessee, located on the northerly margin of Tennessee State Highway 100 at the Harpeth River crossing East of Tennessee State Highway 96 and being bounded on the West by Old Harding Pike on the North by Clear Water Beach Resort Land on the East by the Harpeth River and Murray D. King and on the South by Tennessee State Highway 100 and being described according to a survey by Campbell, McRae and Associates Surveying, Inc., (John Hood, TN, R.L.S. #1838) dated December 10, 1999, more particularly as follows:

BEGINNING at a point in the northerly margin of Tennessee State Highway 100 where it intersects the centerline of the Harpeth River, said point being a corner to Murray D. King (Book

9596, Page 629, Register' s Office for Davidson County, Tennessee) ; thence, with said northerly margin South 33 degrees 22' 30" West 170.25' feet to a point; thence, North 56 degrees 37' 30" West 7.00' feet to a point; thence, South 33 degrees 22' 30" West 53.75' feet to a point; thence, continuing with said northerly margin with a curve to the right with a radius of 2864.79' feet an included angle of 00 degrees 36' 58 " a chord bearing and distance of South 33 degrees 41' 14" West 30.80' feet for a length of 30.80' feet to a iron rod (new) in the easterly line of the D. F. Archey Land (Book 1787, Page 389, Register's Office for Davidson County, Tennessee); thence, with said Archey's line North 34 degrees 20' 01" West 106.87' feet to an iron rod (old) in the easterly margin of Old Harding Pike (50' R.O.W.); thence, with said easterly margin North 17 degrees 58' 14" West 711.33' feet to an iron rod (new); thence, continuing with said easterly margin with a curve to the right with a radius of 88.00 feet a delta of 31 degrees 22' 17" a chord bearing and distance of North 33 degrees 41' 14" East 30.80' feet for a length of 48.18' feet to an iron rod (new) in the southerly line of Clearwater Beach Resort Land (Book 9911, Page 255, Register's Office for Davidson County, Tennessee); thence, with said Clearwater Beach Resort Land North 80 degrees 24' 27" East 115.66' feet to a point in the center of the Harpeth River in the westerly line of said King; thence, with said King South 10 degrees 39' 51" East 442.20'; thence, South 34 degrees 57' 27" East 125.60' feet to a point; thence, South 61 degrees 53' 51" East 181.21' feet to the point of beginning, containing 2.22 acres, more or less.

Being the same property conveyed to Clearwater Beach Resorts, Inc. by deed dated December 30, 1999 from The Nashville Lutherans, a Tennessee corporation of record in Instrument No. 20000104-0000955, Register's Office for Davidson County, Tennessee.

TRACT 4:

Land in Davidson County, Tennessee, being more particularly described according to a survey dated March 9, 2017 prepared by Kenneth D. Church, TN RLS 1004, Gresham Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219, under Project Number 29959.00, as follows:

Beginning at a found ½" diameter iron rebar with RLS cap 183 with northwest corner with Clearwater Beach Resorts, Inc. (Tax Parcel 16800002900) recorded in Deed Book Instrument 20000104-0000955 in the Davidson County Register of Deeds also corner with Clearwater Beach Resorts, Inc (Tax Parcel 1680000900) recorded in Quit Claim Deed Book 9911 Page 255 in the Davidson County Register of Deeds;

Thence with said parcel the following three (3) calls and distances:

1. South 84 Degrees 25 Minutes 52 Seconds West for 43.00 feet a set ½" dia iron rebar with GS&P cap;
2. North 05 Degrees 34 Minutes 08 Seconds West for 198.00 feet a set ½" dia iron rebar with GS&P cap;
3. North 88 Degrees 36 Minutes 57 Seconds East for 87.17 feet a set ½" dia iron rebar with GS&P cap corner with Clearwater Beach Resort, Inc (Tax Parcel 16800001000) in Deed Book 9118 Page 435;

Thence with said line North 86 Degrees 11 Minutes 01 Seconds East for 79.98 feet to a point in the centerline of the Harpeth River;

Thence with said centerline the following two (2) calls and distances:

1. South 02 Degrees 05 Minutes 03 Seconds West for 110.88 feet to a point;
2. South 07 Degrees 29 Minutes 08 Seconds East for 58.15 feet to a point corner with Clearwater Beach Resorts, Inc. (Tax Parcel 16800002900) recorded in Deed Book Instrument 20000104-0000955 in the Davidson County Register of Deeds

Thence with said parcel the following two (2) calls and distances;

1. South 85 Degrees 04 Minutes 12 Seconds West for 89.70 feet a set ½" dia iron rebar with GS&P cap;
2. Thence to the beginning point of a curve to the Left having a radius of 88.00 feet, thence Left along said curve for an arc length of 30.96 feet, said curve having a chord bearing of South 38 Degrees 20 Minutes 59 Seconds West for 30.80 feet to a found ½" diameter iron rebar with RLS cap 183 the point of beginning;

Said parcel land area being 28,065.13 Square feet more or less or 0.64 Acres more or less.

Being an abandoned portion of Old Harding Pike.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $0.

_____
Affiant

Subscribed and sworn to before me this 31st day of May, 2017.

_____
Notary Public (~~Affix~~ Seal)

My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

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

IN WITNESS WHEREOF, the grantor herein has executed this instrument, the corporate party by its duly authorized officers, on this 31st day of May, 2017.

CLEARWATER BEACH RESORT, INC.
a Tennessee corporation

By: Donald L. McCloud
Donald L. McCloud, President

By: Terry McCloud
Terry McCloud, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Donald L. McCloud and Terry McCloud, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the President and Secretary, respectively, of Clearwater Beach Resort, Inc., a Tennessee corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 31st day of May, 2017.

RUSSELL E. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 12/23/2020

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

