THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
648 Riverside Drive #410
Memphis, TN 38103

BILL GARRETT, Davidson County
Trans:T20170052491 DEEDQC
Recvd: 06/20/17 09:00 7 pgs
Fees:37.00 Taxes:0.00
20170620-0061699

QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Ernie Hill, Amon Ringemann and Anna Ringemann<br>3937 Gallatin Road<br>Nashville, TN 37216 | New Owner | Map 40<br><br>Parcels 200 & 201 |

KNOW ALL MEN BY THESE PRESENTS that I, Virgil Ray, Trustee with full power to sell, mortgage, transfer, convey or otherwise encumber without the joinder of any beneficiary and in my capacity as Trustee (hereinafter referred to as the "Grantor"), does hereby convey, remise, release and forever quitclaim unto Ernie Hill, his successors, heirs and assigns, a one half (½) undivided interest and to Amon Ringemann and Anna Ringemann, a one half (½) undivided interest, the said Amon Ringemann and Anna Ringemann being brother and sister own their one half (½) undivided interest with right of survivorship to the survivor of them, (the said Ernie Hill, Amon Ringemann and Anna Ringemann hereinafter referred to as the "Grantees") all of my right, title and interest in and to two tracts of land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to Virgil Ray, Trustee, with full power to sell, mortgage, transfer, convey or otherwise encumber without the joinder of any beneficiary of record in Book 10066 Page 591 as to Tract 3 (Map 40 Parcel 201) in the Davidson County Tennessee Register of Deed's Office.

Being the same property conveyed to Virgil Ray, Trustee, with full power to sell, mortgage, transfer, convey or otherwise encumber without the joinder of any beneficiary of record in Book 10066 Page 584 as to Tract 4 (Map 40 Parcel 200) in the Davidson County Tennessee Register of Deed's Office.

The said Ernie Hill was a beneficiary along with Jim Stevens of the trust of which the Grantor has served as Trustee for the benefit of Ernie Hill and Jim Stevens but since the death of Jim Stevens, also known as James D. Stevens, the interest owned by Jim Stevens was devised to Amon Ringemann and Anna Ringemann, brother and sister, being the residual beneficiaries/devisees of James D. Stevens as stated in his Last Will and Testament. The said James D. Stevens died on June 5, 2008 and his Estate has been probated under Docket Number 08P-927 in the Seventh Circuit Court/Probate Division of Davidson County Tennessee.

This is unimproved property known as Tract 3 and Tract 4 located on the southern margin of Old Hickory Blvd., according to a survey made by Crawford Land Surveyors, P.C. dated May 8, 1996 in Davidson County, TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to those matters of record in Book 10066 Page 591 in the Davidson County, Tennessee Register of Deeds Office as to Tract 3 of the Property described in Exhibit A attached hereto and of record in Book 10066 Page 584 in the Davidson County, Tennessee Register of Deeds Office as to Tract 4 of the Property described in Exhibit A attached hereto. Grantees assume the real estate taxes for the 2015 year.

WITNESS our hand this 16 day of December, 2016.

Virgil Ray

VIRGIL RAY, TRUSTEE

DEBORAH A. TRONNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Virgil Ray personally appeared, in his capacity as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, the bargainor, for the benefit of the beneficiaries, and that he executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

Witness my hand and official seal this 16 day of December, 2016.

Deborah Tronnes
Notary Public
My Commission Expires: May 18, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DEBORAH A. TRONNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.

Anna Ringemann
Affiant

Sworn to and subscribed before me this 16 day of December, 2016.

Deborah Tronnes
Notary Public
My Commission Expires: May 18, 2018

EXHIBIT A

TRACT 3
Map 40 Parcel 201

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard said point being westerly along said margin 700 feet, more or less, from the centerline of Whites Creek Pike, and in the northeast corner of Tract 3 and the northwest corner of Gary B. Thompson Subdivision of record in Deed Book 8672, Page 148, and Platbook 8250, Page 159, R.O.D.C.;

Thence, leaving said southerly margin of Old Hickory Boulevard with Gary B. Thompson Subdivision, S 5 degrees 04' 34" E, 158.37 feet to a point in the southwest corner of said Gary B. Thompson Subdivision;

Thence, leaving Gary B. Thompson Subdivision, S 03 degrees 01' 09" E, 496.33 feet to a point;

Thence, S 88 degrees 25' 52" W, 64.75 feet to a point;

Thence, S 38 degrees 05' 23" W, 622.00 feet, to a point in the north line of W. H. Thompson;

Thence, with W.H. Thompson, N 67 degrees 28' 29" W 136.00 feet to a point;

Thence, leaving W.H. Thompson with common line between Tracts 3 and 4, N 26 degrees 51' 33" E 1010.15 feet to a point;

Thence, N 0 degrees 50' 22" W, 204.02 feet to a point in the southerly margin of Old Hickory Boulevard:

Thence, with a curve concave to the north having a central angle of 2 degrees 48' 03", a radius of 1667.02 feet, and a chord of S 81 degrees 07' 32" E, 81.48 feet, for an arch length of 81.49 feet to the point of beginning, containing 5.15 acres, more or less.

TRACT 4
Map 40 Parcel 200

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard said point being westerly along said margin 782 feet, more or less, from the centerline of Whites Creek Pike, and in the northeast corner of Tract 4;

Thence, leaving said southerly margin of Old Hickory Boulevard, S 0 degrees, 50' 22" E, 204.02 feet to a point;

Thence, S 26 degrees 51' 33" W, 1010.15 feet to a point in the north line of W.H.

Thompson;

Thence, with W.H. Thompson, N 67 degrees 28' 29" W, 193.58 feet to a point;

Thence, leaving W.H. Thompson with the common line between Tracts 4 and 5, N 23 degrees 17' 38" E, 945.93 feet, to a point in the southwest corner of Kathy A. Kuhn of record in Deed Book 7922, Page 142, R.O.D.C,;

Thence, with said Kathy A. Kuhn, S 77 degrees 04' 39" E 175.61 feet to a point;

Thence, N 01 degrees 53' 04" E, 218.07 to a point in the southerly margin of Old Hickory Boulevard and the northeast corner of Kathy A. Kuhn;

Thence, continuing with said southerly margin of Old Hickory Boulevard, with a curve concave to the north having a central angle of 2 degrees 48' 04", a radius of 1667.02 feet, and a chord of S 78 degrees 19' 29" E, 81.49 feet, for an arch length of 81.50 feet to the point of beginning, containing 5.40 acres, more or less.

EXHIBIT "B"

## 20' ACCESS EASEMENT

BEING a 20 foot wide access easement located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, said point being westerly 843 feet, more or less, along said margin from the centerline of Whites Creek Pike and being 20.0 feet east of the northeast corner of Kathy A. Kuhn, of record in Deed Book 7922, Page 142, R.O.D.C.;

Thence, leaving said southerly margin, with the following calls:

S01°53'04"W, 238.52 feet to a point,
N77°04'39"W, 221.95 feet to a point,
N18°32'36"E, 155.09 feet to a point,
N79°16'48"W, 78.52 feet to a point,
N57°35'14"W, 99.37 feet to a point,
N65°42'59"W, 98.76 feet to a point,
N71°22'25"W, 117.76 feet to a point,
N75°28'30"W, 124.57 feet to a point in the east line of Tract No. 8;

Thence, with said east line, N26°50'36"E, 20.47 feet to a point;

Thence, leaving Tract No. 8 the following calls:
S75°28'30"E, 120.95 feet to a point,
S71°22'25"E, 119.47 feet to a point,
S65°42'59"E, 101.17 feet to a point,
S57°35'14"E, 96.96 feet to a point,
S79°16'48"E, 97.63 feet to a point in the west line of aforementioned Kathy A. Kuhn property;

Thence, with said Kuhn, the following calls:
S18°32'36"W, 155.96 feet to a point,
S77°04'39"E, 175.61 feet to a point,
N01°53'04"E, 218.07 feet to a point in the southerly margin of Old Hickory Boulevard;

Thence, with said margin and a curve concave to the north having a central angle of 0°42'00", a radius of 1667.02 feet and a chord of S77°16'26"E, 20.36 feet for an arc length of 20.36 feet to the point of beginning, containing 0.51 acres, more or less.

# RESTRICTIONS FOR TRACTS 1 THRU 12
# THOMPSON PROPERTY LOCATED
# ON WHITES CREEK PIKE & OLD HICKORY BLVD
# WHITES CREEK, TN

1. All residences shall have a minimum of 1,400 square feet of living area, exclusive of porches, garage, carport and basement.

2. No residence shall be constructed or maintained with outside walls constructed of any material other than brick, natural stone, wood, stucco, aluminum siding or vinyl siding or a combination thereof.

3. No trailer, tent, garage, barn basement or other outbuilding shall be erected or used as either a temporary or permanent residence.

4. No commercial poultry or no swine may be kept on property.

5. All barns and other detached buildings must be set back a minimum of 200 feet from any easement for ingress and egress or public or private road and no closed than 25 feet to a side or rear line, except any commercial buildings erected in a commercial zone along Whites Creek Pike (Hwy 431).

6. No noxious or offensive operations shall be conducted or maintained on any tract, and nothing shall be done on any tract which may constitute a nuisance or unreasonable annoyance to the neighborhood.

7. These restrictive covenants may be amended and/or altered from time to time by the recording of a written instrument executed by the owners of 60% of all the tracts.

8. The restrictive covenants shall run with the land and shall expire twenty (20) years from the recording of this instrument.

9. The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tract 1 through 12 of unrecorded plat prepared by Allen Crawford, Surveyor dated April 23 1996. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them or to prevent the violation of any of them, by the institution of an action at law or a suite in equity for injunctive or other relief.

10. By the creation of the above restrictions there is no intention of imposing them on any other land owned by Gary B. Thompson & Jeann B. Thompson or their beneficiary, whether adjoining said northerly portion of this property or located in the vicinity thereof, there being no general plan of development of all of their land, and they do expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the land owned by them which is not embraced within the above restrictions.

1. Metro taxes for 1996, a lien, but not yet due and payable.

2. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

3. Easements to Southern Bell Telephone and Telegraph Co. of record in Book 756, page 542 and Book 875, page 12, said Register's Office .

4. Easements to Tennessee Natural Gas Lines, Inc. of record in Book 1333, page 162 and Book 1318, page 643, said Register's Office .

5. No insurance is afforded as to the acreage or square footage contained in the insured property.

6. Easement to Nashville Gas Company of record in Book 2137, page 361, said Register's Office .

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, page 629, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7614, page 31, said Register's Office.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8280, page 956, said Register's Office.

10. Restrictive Covenants as shown on attached EXHIBIT "B".