BILL GARRETT, Davidson County
Trans:T20170066396 DEEDQC
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Fees:27.00 Taxes:0.00
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PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me this 28 day of July 2017.

CLARINDA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-03-2020

ADDRESS OF NEW OWNER:
Kenneth W. Barnes et. ux.
8244 Old Charlotte Pike
Pegram, TN 371431

SEND TAX BILLS TO:
Owner

Map/Parcel **113-00-0 004.00**
113-00-0 005.00

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE ALL PARCELS INTO ONE PARCEL

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of combining all of the parcels into 1 parcel, **Kenneth W. Barnes and wife Donna Lee Barnes ("Grantor")** do hereby quitclaim and convey their interest unto **Donald R. Barrett, Jr., Trustee,** his successors and/or assigns the following described parcels of land in **Davidson County,** Tennessee:

Tract I
Land in Davidson County, Tennessee being on Old Charlotte Road and being described by a survey made by Kenneth W. Morton, RLS TN. No. 623 dated May 9, 1991.

Beginning at an iron pin the northeast corner of Barnes, of record in deed book 5959, page 360. R.O.D.C.T. Said point also being in Bennett's northwesterly line; thence north 55 degrees 06' west, 75.0 feet to an iron pin, being the northwest corner of Barnes and the northeast corner of Lewis; thence with Lewis north 66 degrees 34'-52" west, 15.25 feet to a p.k. nail in the east side of a Redoak tree, said point being the southwest corner of the herein described tract and a common corner with Lewis and Bennett; thence with Bennett the

following three calls:
South 53 degrees 32' 49" east, 94.29 feet to a p.k. nail in a Hickory tree being the northwest corner of the herein described tract;
South 11 degrees 09' 51" east, 82.60 feet to a p.k. nail in a Redoak tree, being the northeast corner off the herein described tract;
South 34 degrees 16' east, 29.0 feet to the point of beginning and containing an area of 0.11 acres more or less.

Being the same property conveyed to Kenneth Barnes and wife Donna Barnes by deed from Minnie Catherine Bennett of record in Book 8375, page 652 Register's office for Davidson County, Tennessee.

Tract II

Being a parcel of land in the second civil district of Nashville, Davidson County, Tennessee bounded on the south by the northerly margin of Old Charlotte Pike, bounded on the west by the easterly margin of Old Pond Creek Road, bounded on the north by Henry Bennett and Minnie Bennett, bounded on the east by Kenneth Barnes, et. ux. and being more particularly described as follows:
Beginning at a point in the northerly margin of Old Charlotte Pike, said point being the southwest corner of the Kenneth Barnes et. ux. Property;
Thence, with the northerly margin of Charlotte Pike N 53 deg. 49' 15" W 92.61 feet to the beginning of a curve to the left;
Thence with said curve having a central angle of 09 deg. 48' 27", a radius of 662.57 feet, a length of 113.42 feet and a chord bearing and distance of N 58 deg. 43' 28" W, 113.28 feet to the beginning of a curve to the left;
Thence with said curve having a central angle of 25 deg. 16' 16" a radius of 256.00 feet, a length of 112.91 feet and a chord bearing and distance of N 76 deg. 15' 50" W, 112.00 feet to the beginning of a curve to the left;
Thence with said curve having a central angle of 09 deg. 08' 58" a radius of 1132.00 feet, a length of 180.77 feet and a chord bearing and distance 86 deg. 31' 33" W 180.58 feet to the beginning of a curve to the right;
Thence with said curve having a central angle of 02 deb. 49' 16" a radius of 6693.00 feet, a length of 329.56 feet and a chord bearing and distance of S 83 deg. 21' 42" W, 329.53 feet to the beginning of a curve to the right;
Thence with said curve having a central angle of 04 deg. 20' 51" a radius of 1375.00 feet, a length of 104.33 feet and a chord bearing and distance of S 86 deg. 56' 46" W 104.33 feet, to a point in the easterly margin of Old Pond Creek Road;
Thence with said margin and a curve to the left having a central angle of 10 deg. 41' 58" a radius of 570.00 feet, a length of 106.44 feet and a chord bearing and distance of N 53 deg. 08' 24" W 106.29 feet;
Thence N 58 deg. 29' 23" W, 24.36 feet;
Thence a common line with the Henry E. Bennett et. ux. Property N 77 deg. 46' 02" E 154.71 feet;
Thence N 05 deg. 04' 19" W 65.72 feet;

Thence a common line with the Minnie C. Bennett Property N 90 deg. 00' 0" E 888.87 feet;
Thence S 00 Deg. 00' 00" E 109.64 feet;
Thence S 65 deg. 49' 49" E 57.47 Feet to an iron pin;
Thence s common line with the Kenneth Barnes et. us property S 34 deg. 57' 03" W, 155.00 feet to the point of beginning.

Being the same property conveyed to Kenneth W. Barnes and wife Donna Lee Barnes by deed from Wad Travis and Billy Derryberry, Co-Trustees of the Samuel L. Lewis Trust of record in Book 10708, page 972 Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Kenneth W. Barnes

Donna L. Barnes
Donna Lee Barnes

And now, I, the said **Donald R. Barrett, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Kenneth W. Barnes and wife Donna Lee Barnes,** the same property hereinabove described, as one and combined parcel, and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24 day of July, 2017.

Donald R. Barrett, Jr. Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth W. Barnes and wife Donna Lee Barnes with whom I am personally acquainted, and who acknowledged they he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of July, 2017

Clarinda Bowman

Notary Public

My Commission Expires: 11-03-2020

CLARINDA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr., Trustee, 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 28 day of July, 2017

Dorothy E. Welch

Notary Public

My Commission Expires: 4-13-19

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY