THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd, Suite 200
Nashville, TN 37205
(615) 386-9235

Bill Garrett Davidson County
Batch# 10763 DEEDQC
10/10/2017 12:10:22 PM 5 pgs
Fees: $28.00 Taxes: $74.00

20171010-0103783

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Lylanne McCool Haynes
AFFIANT

Subscribed and sworn to before me this 6th day of October 2017.

Notary Public
My Commission Expires: 7/6/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ian Rhett 1301 Edgewood Place Nashville, TN 37206	New Owner	048 00 0 271.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We,

VICKI MCCOOL BUTTREY, married; DONNIE MCCOOL, married and LEIGHANNE MCCOOL HAYNES, married

have bargained and sold, and by these presents do hereby remise, release and forever quitclaim unto

IAN RHETT

his heirs and assigns, our entire right, title and interest in and to certain tracts of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Tract 1:

Property located in the 1ST Councilmanic District of Davidson County, TN and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-02-14, File Number 958, as follows:

Beginning at a set iron rod being located NORTH 20 DEGREES 57 MINUTES 52 SECONDS WEST a distance of 24.78 feet from a nail located in the asphalt of

McCool Road approximately 7.0 feet south of the center of McCool Road being the southeast corner of Book 4878, Page 862;

Thence with the east line of Book 4878, Page 862 NORTH 20 DEGREES 57 MINUTES 52 SECONDS WEST a distance of 682.58 feet to a set iron rod on the top of the ridge, being the northeast corner of Book 4878, Page 862 and in the line of Eddie Frierson, Sr. and John Hines (Book 5377, Page 162);

Thence along the ridge NORTH 69 DEGREES 08 MINUTES 15 SECONDS EAST a distance of 13.72 feet to a stump with remnants of old fencing;

Thence NORTH 49 DEGREES 21 MINUTES 02 SECONDS EAST a distance of 187.60 feet to an existing iron rod and northwest corner of a tract shown as "Tract C" on a survey by Crawford Land Surveying;

Thence with said "Tract C" SOUTH 21 DEGREES 49 MINUTES 23 SECONDS EAST passing an existing iron rod at 693.02 feet and continuing a total distance of 694.14 feet to the approximate north margin of McCool road, said point being 25 feet from the center of McCool Road;

Thence 25 feet from and parallel to the center of McCool Road and with a curve turning to the right with an arc length of 207.49 feet, with a radius of 1450.39 feet, with a chord bearing of SOUTH 54 DEGREES 35 MINUTES 48 SECONDS WEST, with a chord length of 207.31 feet to a set iron rod in the east line of Book 4878, Page 862 which is the point of beginning, having an area of 134984 square feet, 3.10 acres.

Tract 2:

Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 08-18-17, File Number 958, as follows:

Beginning at an existing iron rod being approximately 22.8 feet from the center line of McCool Road and the southwest corner of Elton R. Buttrey (Book 8480, Page 284) and southeast corner of a tract shown as "Tract C" on a survey by Crawford Land Surveying;

Thence with the approximate right of way of McCool Road SOUTH 52 DEGREES 32 MINUTES 20 SECONDS WEST a distance of 166.22 feet to an existing iron rod;

Thence NORTH 21 DEGREES 49 MINUTES 23 SECONDS WEST a distance of 693.02 feet to an existing iron rod and northwest corner of a tract shown as "Tract C" on a survey by Crawford Land Surveying;

Thence with the west line of said "Tract C" NORTH 45 DEGREES 37 MINUTES 35 SECONDS EAST a distance of 76.97 feet to a set iron rod and common corner to Elton R. Buttrey (Book 8480, Page 284);

Thence with said Buttrey SOUTH 29 DEGREES 18 MINUTES 12 SECONDS EAST a distance of 683.55 feet to an existing iron rod which is the point of beginning having an area of 80866.6 square feet, 1.86 acres.

Both tracts supposed to be part of the same property conveyed to LEROY MCCOOL and Wife, SARA MCCOOL by deed from ELSIE MCCOOL LANIUS, ZELDA MCCOOL LANIUS, FRANCES MCCOOL GREEN, ESTHER MCCOOL, KELLEY T. MCCOOL, VIRGIL MCCOOL, CLAUDE MCCOOL, FRANK W. MCCOOL, JR. and LEROY MCCOOL, dated September 30, 1954, of record in Book 2300, Page 150, Register's Office for Davidson County, Tennessee. LEROY MCCOOL having since died on or about August 1, 2003 and his interest in the above-described real property vested in SARA MCCOOL as the surviving tenant by the entirety. SARA MCCOOL having since died on or about August 18, 2012. Title to the above-described real property vested in VICKI MCCOOL BUTTREY, DONNIE MCCOOL and LEIGHANNE MCCOOL HAYNES pursuant to the Last Will and Testament of SARAH MCCOOL (Seventh Circuit Court for Davidson County, Tennessee 17P-769) recorded in instruments # 20170518-0049385 and 20170518-0049386, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to Davidson County taxes and assessments for the year 2017, which have been prorated and assumed by Ian Rhett, and such limitations, restrictions and encumbrances as may affect the premises.

BEING unimproved property, known as McCool Road, Nashville, Tennessee 37218.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The above-described real property is investment property and has never been used as the principal residence of VICKI MCCOOL BUTTREY, or her spouse; DONNIE MCCOOL, or his spouse, or LEIGHANNE MCCOOL HAYNES, or her spouse.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 4 day of October 2017.

VICKI MCCOOL BUTTREY

DONNIE MCCOOL

LEIGHANNE MCCOOL HAYNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Vicki McCool Buttrey**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October 2017.

Notary Public

My Commission Expires: 03-03-2020

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Donnie McCool**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of October 2017.

Wendy G Haddix
Notary Public

My Commission Expires: May 6, 2019

WENDY G HADDIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Leighanne McCool Haynes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October 2017.

D R Cook
Notary Public

My Commission Expires: 7/5/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY