*****THE PURPOSE OF THIS QUITCLAIM DEED IS TO COMBINE PARCELS AND TO CREATE A TENANCY BY THE ENTIRETY*****

Bill Garrett Davidson County
Batch# 16057 DEEDQC
10/20/2017 10:35:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20171020-0107570

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$0.00**

Affiant

Subscribed and sworn to ~~before me, this~~ 16TH day of **OCTOBER, 2017.**

Notary Public
My commission expires: 3/23/21

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
1517 HUNT CLUB BLVD.
GALLATIN, TN 37066

QUITCLAIM DEED

THE ATTORNEY PREPARING THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jon P. Kemp and wife, Amy Kemp **1158 Potter Pane** **Gallatin, TN 37066**	**SAME**	**04108002400** **04108002600** **04108002500**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Jon P. Kemp**, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Jon P. Kemp and wife, Amy Kemp, as tenants by the entirety**, all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

BEING located in the 3rd Councilmanic District of Davidson County, Tennessee, being located northwesterly of the State Route 45 (Old Hickory Boulevard) and U.S. Highway 31W and U.S. Highway 41 (Dickerson Pike) intersection and being all of Lots 6, 7 and 8 of the Plan of Subdivision of J.B. Kennaston's 10.29 Acre Tract (unrecorded) also being all of the Jon P. Kemp Property as recorded as Instrument # 20170515-0047821, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a new iron pin monument in the westerly right-of-way of U.S. Highway 31W and U.S. Highway 41 (Dickerson Pike) and southeasterly corner of said property, said monument being the northeasterly corner common to the James Hickman Property as recorded as Instrument # 20120612-0051107, in the Register's Office of Davidson County, Tennessee;

Thence leaving said westerly right-of-way of U.S. Highway 31W and U.S. Highway 41 (Dickerson Pike) and continuing along with the northerly line of the James Hickman Property, N 64°08'13" W a distance of 464.34' to an existing ½" iron pin monument, said monument being the easterly line of the Vertical Bridge Landco, LLC Property as recorded as Instrument # 20161109-0118854, in the Register's Office of Davidson County, Tennessee;

Thence leaving said James Hickman Property and continuing along with the easterly line of the Vertical Bridge Landco, LLC Property the following three calls: N 22°58'33" E a distance of 100.74' to an existing ½" iron pin monument;

Thence N 19°04'11" E a distance of 99.97' to an existing ½" iron pin monument;

Thence N 10°40'08" E a distance of 100.83' to an existing 1" iron pin monument, said monument being the southwesterly corner common to the Mary King Property as recorded as Deed Book 6908, Page 94, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Vertical Bridge Landco. LLC Property and continuing along with the southerly line of the Mary King Property, S 64°25'29" E a distance of 499.37' to an existing ½" iron pin capped "ELLOITT SURVEY", said monument being the westerly right-of-way of U.S. Highway 31W and U.S. Highway 41 (Dickerson Pike);

Thence leaving said Mary King Property and continuing along with the westerly right-of-way of U.S. Highway 31W and U.S. Highway 41 (Dickerson Pike), S 24°16'33" W a distance of 299.81' (passing through two existing ½" iron pin monuments capped "COLE 924") to new iron pin monument, which is the point of beginning, having an area of 141,673 square feet, 3.25 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated May 15, 2017

SEE ATTACHED EXHIBIT "A" FOR SURVEY

This is **unimproved** property known as **0 Dickerson Pike, Nashville, TN 37207**

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

WITNESS our hands this **16TH** day of **OCTOBER, 2017**.

Jon P. Kemp

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, a Notary Public of said County and State, **Jon P. Kemp**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

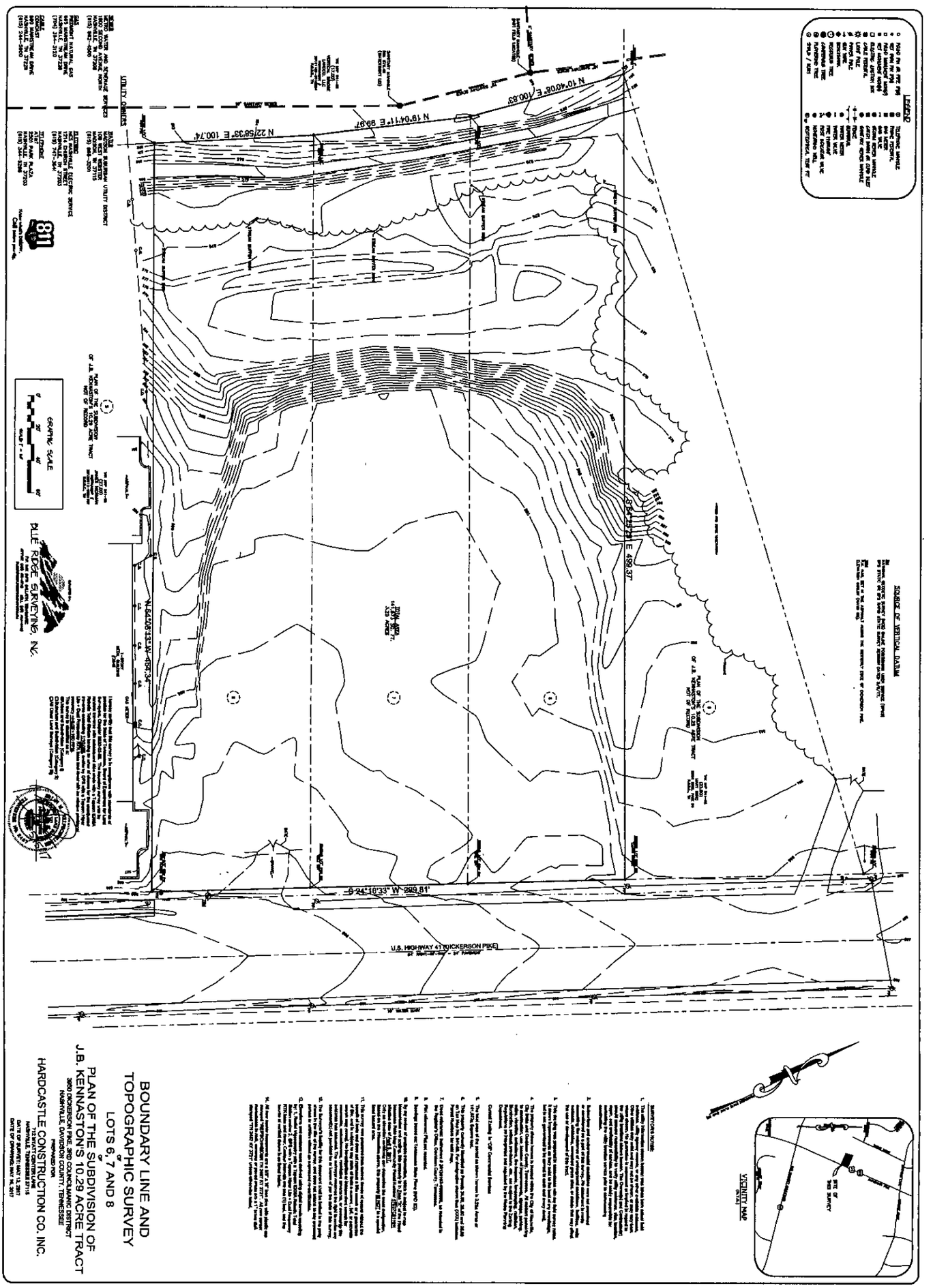
Witness my hand and seal, this **16TH** day of **OCTOBER, 2017**.

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

NOTARY PUBLIC

My Commission Expires: 3/23/21

EXHIBIT "A"


BOUNDARY LINE AND
TOPOGRAPHIC SURVEY
LOTS 6, 7 AND 8
PLAN OF THE SUBDIVISION OF
J.B. KENNASTON'S 10.29 ACRE TRACT
3900 DICKERSON PIKE, 3RD COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
HARDCASTLE CONSTRUCTION CO. INC.
BLUE RIDGE SURVEYING, INC.
LEGEND
GRAPHIC SCALE
VICINITY MAP
SITE OF THIS SURVEY
U.S. HIGHWAY 41 (DICKERSON PIKE)
S 24°16'33" W 899.81'
S 64°49'31" E 499.37'
N 64°08'13" W 494.34'
N 10°40'06" E 100.83'
N 19°04'11" E 98.97'
N 22°58'33" E 100.74'