THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

Bill Garrett Davidson County
Batch# 16320 **DEEDQC**
10/23/2017 08:54:14 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20171023-0107998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 18 day of October, 2017

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael J. Price and Daina Bray 7935 Buffalo Road Nashville, TN 37221	New Owner	113-00-0-209.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kimberly A. Nelson and husband, Jimmy R. Nelson, Jr.** hereinafter referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Michael J. Price and Daina Bray, husband and wife,** their successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the east side of the intersection of Firetower Road and Buffalo Road, said parcel also being a portion of Parcel 165 on Map 113-00 as evidenced in Deed Book 6521 Page 320 in the Register' s Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING, at a point in the east margin of Buffalo Road near the intersection of Firetower Road, said iron pin being the northwest corner of the property herein described, said point also being the southwest corner of Parcel 191 as evidenced in Instrument Number 200005080046261 thence:

1) leaving the east margin of Buffalo Road, following the south line of Parcel 191, North 62 degrees 54 minutes 28 seconds East a distance of 260.00 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcel 191, thence:

2) continuing with the south line of Parcel 191, North 01 degrees 00 minutes 00 seconds East a distance of 90.00 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcell91, thence:

3) continuing with the south line of Parcel 191, North 78 degrees 48 minutes 12 seconds East a distance of 289,89 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcel 191 thence:

4) continuing with the south line of Parcel 191, North 62 degrees 54 minutes 28 seconds East a distance of 125.00 feet to an iron pin, said iron pin being in the north line of the property herein described, said iron pin also being an interior corner of Parcel 191, said iron pin also being an interior corner in the east line of Parcel 165, thence:

5) continuing with the new line of Parcel 191, continuing with the north line of the property herein described, South 22 degrees 08 minutes 30 seconds a distance of 51.50 feet to an iron pin, said iron pin being an interior corner in the north line of the parcel herein described and said iron pin also being an interior corner to Parcel 191, thence;

6) continuing to follow with the north line of the parcel herein described and with a line common to Parcel 191, North 54 degrees 00 minutes 00 seconds East a distance of 212.34 feet to an iron pin, said iron pin being the northeast corner of the parcel herein described, and said iron pin being the southeast corner of Parcel 191, and said iron pin also being an interior corner to Parcel 165, thence;

7) leaving the north line of the property herein described, and severing Parcel 165, South 36 degrees 00 minutes 00 seconds East a distance of 65.00 feet to an iron pin, said iron pin being the southeast corner of the parcel herein described and said iron pin also being an interior corner to Parcel 165, thence:

8) leaving the east line of the property herein described, continuing to sever Parcel 165 following with the south line of the property herein described, South 41 degrees 09 minutes 31 seconds West a distance of 661.67 feet to an iron pin, said iron pin being in the south line of the parcel herein described, thence:

9) continuing to follow the south line of the parcel herein described and continuing to sever Parcel 165, South 85 degrees 00 minutes 00 seconds West a distance of 260.00 feet to an iron pin, said iron pin being in the south line of the property herein described, thence:

10) continuing to follow the south line of the parcel herein described and continuing to sever Parcel 165, North 85 degrees 00 minutes 00 seconds West a distance of 100.00 feet to an iron pin in the east margin of Buffalo Road, said iron pin being the southwest corner to the parcel herein described, thence;

11) following the east margin of Buffalo Road, North 19 degrees 33 minutes 32 seconds West a distance of 85.00 feet to an iron pin, said iron pin being in the west lineof the property herein described, thence;

12) continuing to follow the east margin of Buffalo Road, North 19 degrees 33 minutes 35 seconds West a distance of 115.00 feet to an iron pin, the BEGINNING, containing 5.041 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.

Being the same property conveyed to Kimberly A. Nelson and husband, Jimmy R. Nelson, Jr. by deed from Teddy H. Richardson and wife, Miriam A. Richardson, of record in Instrument No. 20020723-0088077, dated July 19, 2002, said Register's Office.

Being further conveyed to Michael J. Price and Daina Bray, husband and wife by deed from Kimberly A. Nelson and husband, Jimmy R. Nelson, Jr., of record in Instrument No. 20170503 0043334, said Register's Office.

AND

Land situated in the 35th Council District of Davidson County, Tennessee, being a portion of an 11.37 acre tract shown on an unrecorded survey done by James Jeffers, Tennessee Registered Land Surveyor Number 1270, dated March 24th 1990 and being described as a portion of Tract 1 and Tract 3 of lands owned by Teddy Harold Richardson and Miriam M. Richardson, as referenced by a Deed of Trust, or record in Instrument No. 20120409-0029927, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron rod set by Jesse Walker, Tennessee Registered Land Surveyor Number 1486, said rod being the northeasterly corner of land conveyed to Kimberly A. Nelson and husband Jimmy R. Nelson, Jr. by Quitclaim Deed of record in Instrument 20020723-0088077, in the Register's Office for Davidson County, Tennessee, the South 36 degrees East, a distance of 65 feet to an iron rod set by Walker, said rod being the point of beginning of the herein described land;

Thence leaving the land conveyed to Nelson and with lands owned by Richardson, South 10 degrees 45 minutes 23 seconds East, a distance of 100.36 feet to a T-post;

Thence South 57 degrees 38 minutes 40 seconds West, a distance of 278.35 feet to a point on the line of Nelson;

Thence with the line of Nelson, North 41 degrees 09 minutes 31 seconds East, a distance of 328.81 feet to the point of beginning, having an area of 12986.08 square feet or 0.298 acres of land. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 and is based on survey work performed by Dale and Associates in August of 2015.

Being the same property conveyed to Jimmy Ray Nelson, Jr. and Kimberly A. Nelson, husband and wife by Quitclaim Deed from Teddy H. Richardson and wife, Miriam M. Richardson of record in Instrument No. 20150928-0098316, said Register's Office.

Jimmy R. Nelson, Jr. and Jimmy Ray Nelson, Jr. being one and the same.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2017.

Jimmy Ray Nelson, Jr.

JENNIFER N. SHOFFNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jimmy Ray Nelson, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of October, 2017.

Notary Public

My Commission Expires: 6-4-18

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of October, 2017.

Kimberly A. Nelson

JENNIFER N. SHOFFNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kimberly A. Nelson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of October, 2017.

Notary Public

My Commission Expires: 6-4-18