Bill Garrett Davidson County
Batch# 18543 DEEDQC
10/26/2017 02:43:21 PM 8 pgs
Fees: $42.00 Taxes: $0.00

20171026-0110070

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Janet Cherry Fox, Affiant

Subscribed and sworn to before me this 1st day of October, 2017.

Notary Public

My Commission Expires: 10 Jan 2018

BRENDA G. CRAWFORD NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

Address of new owners:	Send tax bills to:	Map-Parcel numbers:
Stephen John Fox and Janet Cherry Fox, Trustees 512 Danville Point Brentwood, Tennessee 37027	SAME	Davidson County Map 171 03 0C, Parcel 006.00 Williamson County Map 124, Parcel 013.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that F. Vernon Fox and wife, Claudia C. Fox, hereby remise, release and quitclaim all of their right, title and interest in the tracts or parcels of land described on Exhibit A attached hereto to Stephen John Fox and Janet Cherry Fox, Trustees of The Fox Family Trust dated October 1, 2017. Exhibit A is incorporated herein by this reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS our hands this 1st day of October, 2017.

F. Vernon Fox

Claudia C. Fox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. Vernon Fox and Claudia C. Fox, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of October, 2017.

My Commission Expires: November 5, 2018

Notary Public

EXHIBIT A

Legal Descriptions

(F. Vernon Fox, Fred V. Fox and Fred Vernon Fox are one and the same person.)

Davidson County
Map 171 03 0C, Parcel 006.00 – 512 Danville Point, Brentwood, Tennessee 37027

Land in Davidson County, TN, being Lot No. 247 on the Plan of Section 5-C, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred Vernon Fox and wife, Claudia L. Fox, by deed from Radnor Homes, Inc., of record in Book 10361, page 932, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843; Bylaws *in* Book 8920, Page 45; Easement in Book 7993, Page 269; Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities Area in Book 9443, Page 538; Book 7900, Page 807; Deeds of Conveyance in Book 9698, Page 81 and Book 9698, Page 124; Storm Water Detention Agreement of record in Book 9771, Page 545, and all matters shown on the Plan of Record.

This is improved property known as 512 Danville Point, Brentwood, Tennessee 37027.

Williamson County
Map 124, Parcel 013.00 – 5929 North Lick Creek Road, Franklin, Tennessee 37064

LAND lying in the 2nd Civil District of Williamson County, Tennessee, described according to survey by Reasons Engineering & Associates, Inc., R.L.S., #508 dated August 6, 2003.

Beginning at an iron pin set at the Northeast corner of James White as recorded in Deed Book 259, page 538, Register's Office of Williamson County, Tennessee and in the West line of Jimmy Davis as recorded in Deed Book 2376, page 997, Register's Office of Williamson County, Tennessee and the Southeast corner of the herein described tract;

Thence, from the point of beginning and with the North line of James White, Rodger Matlock, Rodney Waller, Johnny Wise and then Ronald Wright, the following calls: N 85 degrees 24' 10" W 3799.24 feet; N 85 degrees 02' 55" W 60.71 feet to a P.K. Nail set in the centerline of Greenbrier Road at the Northeast corner of William Rutledge as recorded in Deed Book 1982, page 1001 , Register's Office of Williamson County, TN;

Thence, with the North line of Rutledge, the following calls: N 75 degrees 42' 29" W 306.77 feet; N 87 degrees 38' 44" W 225.18 feet; N 84 degrees 46' 39" W 150.78 feet to an iron pin set at an interior corner of Rutledge;

Thence, with an East line of Rutledge, N 0 degrees 32' 26" E 25.00 feet to a P. K. Nail set in the centerline of Greenbrier Hill Road;

Thence, N 89 degrees 27' 34" W passing over an iron pin set 40' from the centerline of Lick Creek and continuing on in all 212.42 feet to the centerline of Lick Creek and in the East line of Thomas E, Harvard, Jr. as recorded in Deed Book 1635, Page 804, Register's Office of Williamson County, Tennessee;

Thence, with the centerline of Lick Creek and with the East line of Harvard and then Pete Wasner, the following calls: N 15 degrees 15' 14" E 83.68 feet; N 28 degrees 22' 04" E 117.07 feet; N 27 degrees 23' 52" E 230.03 feet; N 44 degrees 09' 35" E 224.08 feet; N 48 degrees 29' 25" E 182.02 feet; N 24 degrees 49' 07" E 447.69 feet; N 26 degrees 01' 32" E 122.51 feet; N 37 degrees 38' 04" E 640.35 feet; N 55 degrees 50' 21" E 182.87 feet; N 75 degrees 20' 52" E 148.56 feet; N 77 degrees 04' 59" E 332.18 feet; N 75 degrees 44' 45" E 59.89 feet; N 72 degrees 07' 49" E 29.68 feet to the Northern most Northeast corner of the herein described tract and at an interior corner of Pete Wasner as recorded in Deed Book 1122, Page 913, Register's Office of Williamson County, Tennessee;

Thence, with the a West line of Wasner and then Walter Sears, S 30 degrees 31' 35" E passing over an iron pin set 40' from the centerline of Lick Creek and continuing on in all 912.53 feet to a fence corner in the West line of Walter Sears as recorded in Deed Book 2468, Page 212, Register's Office of Williamson County, Tennessee;

Thence, with the West line of Walter Sears, S 45 degrees 27' 38" E passing over a metal fence post 30' from the centerline of Big Hollow Branch and continuing on in all 1253.92 feet to the centerline of Big Hollow Branch;

Thence, continuing with the South line of Walter Sears and then Steven Sears and with the centerline of Big Hollow Branch, the following calls: S 66 degrees 04' 49" E 278.79 feet; S 82 degrees 11' 51" E 194.39 feet; S 63 degrees 06' 31" E 160.98 feet; N 87 degrees 08' 23" E 114.46 feet; N 70 degrees 51' 21" E 100.40 feet; N 85 degrees 25' 13" E 244.35 feet; S 69 degrees 24' 25" E 203.94 feet; N 86 degrees 14' 17" E 326.52 feet to the West line of Davis;

Thence, with the West line of Davis, S 0 degrees 04' 35" E passing over an iron pin set 30' from the centerline of Big Hollow Branch and continuing min all 496.78 feet to the point of beginning, containing 112.62 Acres.

Included in the above described tract, a 50 foot wide road use easement to be used by the public and maintained by the Williamson County Highway Department, the center of which running with the center of North Lick Creek Road and Greenbrier Hill Road as shown on plat.

There is included in the aboved described 112.62 acre tract, but to be expressly excluded a 1.83 acre tract as described as follows:

Beginning a P. K. Nail set in the intersection of the centerline of Big Hollow Branch with the centerline of Lick Creek Road, which P.K. Nail is located S 78 degrees 48' 34" W 53.88 feet, S 84 degrees 43' 41" W 142.39 feet, S 84 degrees 32' 15" W 129.96 feet, S 81 degrees 00' 54" W 121.46 feet, S 70 degrees 54' 21" W 110.86 feet, S 61 degrees 32' 23" W 42.32 feet, S 52 degrees 26' 43" W 117.05 feet, S 40 degrees 26' 27" W 121.16 feet, S 35 degrees 05' 12" W 45.91 feet along the centerline of Lick Creek Road from it's intersection with the East line of the above described tract and which point of beginning is the Northwest corner of the herein described tract;

Thence, from the point of beginning and with the centerline of Big Hollow Branch and a South line of John H. & Fred V. Fox as recorded in Deed Book 675, Page 514, Register's Office of Williamson County, Tennessee, S 53 degrees 39' 20" E 400.00 feet to an iron pin set at the Northeast corner of the herein described tract;

Thence, with lines of John H. & Fred V. Fox, the following calls: S 38 degrees 02' 57" W 200.00 feet to an iron pin set; N 53 degrees 39' 20" W 400.00 feet to a P. K. Nail set in the centerline of Lick Creek Road;

Thence, with the centerline of Lick Creek Road, N 38 degrees 02' 57" E 200.00 feet to the point of beginning, containing 1.83 Acres.

Included in the above described tract, a 50 foot wide road use easement to be used by the public and maintained by the Williamson County Highway Department, the center of which running with the center of North Lick Creek Road as shown on plat.

INCLUDED IN THE ABOVE DESCRIBED PROEPRTY AND EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

LAND in the 2nd Civil District of Williamson County, Tennessee and being part of a larger tract of land belonging to John H. & Fred V. Fox as recorded in Deed Book 675, Page 514, Register's Office of Williamson County, Tennessee, and further described by Reasons Engineering & Associates, Inc., RL.S. #508, dated March 8, 2004, as follows:

TRACT ONE:
16.48 ACRES

Beginning at a point in the centerline of Lick Creek, which point is the existing Northern most Northeast corner of John H. & Fred V. Fox property and which point is the Northern most Northeast corner of the herein described tract and at an interior corner of Pete Wasner as recorded in Deed Book 1122, Page 913, Register's Office of Williamson County, Tennessee:

Thence, from the point of beginning and with a West line of Wasner and then Walter Sears, S 30 degrees 31' 35" E passing over an iron pin set 40' from the centerline of Lick Creek and continuing on in all 912.53 feet to a fence corner in the West line of Walter Sears as recorded in deed Book 2468, Page 212, Register's Office of Williamson County, Tennessee;

Thence, with the West line of Walter Sears, S 45 degrees 27' 38" E 682.94 feet a fence corner at the Eastern most Northeast corner of the herein described tract;

Thence, on a new line through Fox, the following calls: S 31 degrees 52' 02" W 86.16 feet to a fence corner; S 17 degrees 04' 51" W 71.97 feet to an iron pin set at the Southeast corner of the herein described tract and in the centerline of Big Hollow Branch;

Thence, with the centerline of Big Hollow Branch and on new lines through John H. & Fred V. Fox, the following calls: N 57 degrees 14' 13" W 124.34 feet; N 51degrees11' 38" W 63.40 feet; N 21 degrees 43' 28" W 19.32 feet; N 53 degrees 15' 56" W 41.07 feet; N 77 degrees 27' 20" W 38.99 feet; N 43 degrees 54' 00" W 39.21 feet; N 40 degrees 23' 11" W 75.78 feet; N 30 degrees 20' 32" W 43.69 feet; N 49 degrees 52' 08" W 134.22 feet; N 52 degrees 20' 57" W 131.90 feet; N 60 degrees 35' 03" W 76.32 feet; N 64 degrees 09' 45" W 104.31 feet; N 44 degrees 46' 57" W 94.19 feet; N 39 degrees 53' 09" W 61.54 feet; N 11 degrees 49' 35" W 47.25 feet; N 53 degrees 08' 03" W 77.14 feet; S 81 degrees 47' 58" W 39.53 feet;

S 66 degrees 32' 44" W 78.77 feet; S 59 degrees 49' 17" W 49.92 feet; N 87 degrees 14' 30" W 81.06 feet; N 53 degrees 34' 33" W 72.84 feet to an iron pin set; N 68 degrees 54' 09" W 134.45 feet to an iron pin set at the Northeast corner of John H. Fox as recorded in Deed Book 2078, Page 350, Register's Office of Williamson County, Tennessee;

Thence, with the North line of John Fox and then on a new line through John H. & Fred V. Fox, N 53 degrees 45' 13" W passing over an iron pin set 40.00 feet from the centerline of Lick Creek and continuing on in all 4 76.52 feet to the centerline of Lick Creek;

Thence, with the centerline of Lick Creek, the following calls: N 37 degrees 38' 04" E 145.40 feet; N 55 degrees 50' 21" E 182.87 feet; N 75 degrees 20' 52" E 148.56 feet; N 77 degrees 04' 59" E 332.18 feet; N 75 degrees 44' 45" E 59.89 feet; N 72 degrees 07' 49" E 29.68 feet to the point of beginning, containing 16.48 Acres.

TRACT TWO:
0.41 ACRE

Land lying in the 2nd Civil District of Williamson County, Tennessee, described according to survey by Reasons Engineering & Associates, Inc., RL.S. #408, dated March 8, 2004.

Beginning at an iron pin set in the centerline of Big Hollow Branch at the Northeast corner of John H. Fox as recorded in Deed Book 2078, Page 350, Register's Office of Williamson County, Tennessee and the northern most Northwest corner of the herein described tract;

Thence, from the point of beginning and with Big Hollow Branch, S 68 degrees 54' 09" E 134.45 feet to an iron pin set at the Northeast corner of the herein described tract;

Thence, on new lines through Fox, the following calls: S 60 degrees 20' 55" W 126.60 feet to a 20" walnut tree; S 50 degrees 58' 05" W 123. 77 feet to an iron pin set; N 53 degrees 30' 02" W 52.92 feet to an inn pin set the Southeast corner of John H. Fox property;

Thence, with East line of John H. Fox property, N 38 degrees 02' 57" E 200.00 feet to the point of beginning, containing 0.41 Acre.

BEING part of the property conveyed to John H. Fox and Frances S. Fox, Trustees, or their successors in trust under the Fox Family Irrevocable Trust, and Fred V. Fox and wife, Claudia L. Fox, by deeds of record in Book 60, page 268, Book 253, page 977, Book 278, page 638, Book 675, page 514, and Book 2078, pages 348, 352 and 354, all in the Register's Office for Williamson County, Tennessee.

Also, being the same property conveyed to Fred V. Fox and wife, Claudia L. Fox, by deed from John H. Fox and Frances S. Fox, Trustees under the Fox Family Irrevocable Trust dated November 14, 2000, and John H. Fox and wife, Frances S. Fox, individually, of record in Book 3196, page 658, Register's Office for Williamson County, Tennessee.

This conveyance is subject to Water Rights and Ingress/Egress Easement of record in Book 113, page 553, Register's Office for Williamson County, Tennessee.

This conveyance is also subject to easement of record in Book 4289, page 277, Register's Office for Williamson County, Tennessee.

This is improved property known as 5929 North Lick Creek Road, Franklin, Tennessee 37064.
