Bill Garrett Davidson County
Batch# 19513 DEEDQC
10/30/2017 04:11:58 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20171030-0111232

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBERS:
BARBARA I. CHAPMAN, Trustee 1102 Haverhill Dr. Brentwood, TN 37027	SAME	10606009200 10603000700 10606005000 10606005100 10606008900

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is One Dollar ($1.00).

Barbara I. Chapman
Affiant

SUBSCRIBED AND SWORN to before me, Brittany Nelson, by Barbara I. Chapman, this 2nd day of October, 2017.

BRITTANY NELSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 9 2018

Brittany Nelson
Notary Public
My Commission Expires: Jan. 9, 2018

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, BILLIE RAY CHAPMAN and BARBARA I. CHAPMAN ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto BARBARA I. CHAPMAN, TRUSTEE OF THE CHAPMAN TENNESSEE COMMUNITY PROPERTY REVOCABLE TRUST dated October 2, 2017, its successors and assigns ("GRANTEE"), all of GRANTORS' right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 2nd day of October, 2017.

Billie Ray Chapman
BILLIE RAY CHAPMAN

Barbara I. Chapman
BARBARA I. CHAPMAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Nelson, of said county, BILLIE RAY CHAPMAN and BARBARA I. CHAPMAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 2nd day of October, 2017.

Brittany Nelson
NOTARY PUBLIC

My Commission Expires:
Jan. 9, 2018

BRITTANY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018

EXHIBIT A

TRACT 1: 10606009200
1094 Foster Ave., Nashville, Tennessee 37210

1.65 acres of property in the 6th Civil District of Davidson County, Nashville, being part of the Louisville and Nashville Railroad Company property between Menzler Road and Foster Avenue, the same being more particularly described as follows:

BEGINNING at an iron pin in the west margin of Menzler Road, 337.6 feet south of the center line of Murfreesboro Pike and being the southeast corner of Billy R. Chapman property of record in Book 5805, page 93 and also being the northeast corner of tract 2 herein described; thence with the margin of Menzler Road S 9° 17′ 49″ W 77.93 feet to an iron pin; thence leaving the margin of Menzler Road and running 50 feet south of and parallel to the center line of a Louisville Nashville Railroad Company tract the following eleven calls:

1. North 88° 48′ 56″ West 263.59 feet
2. North 89° 08′ 39″ West 45.65 feet
3. South 89° 22′ 31″ West 49.30 feet
4. South 87° 13′ 40″ West 48.00 feet
5. South 85° 03′ 36″ West 52.92 feet
6. South 82° 52′ 18″ West 54.68 feet
7. South 81° 06′ 53″ West 54.28 feet
8. South 77° 52′ 03″ West 54.06 feet
9. South 75° 58′ 43″ West 52.61 feet
10. South 73° 48′ 15″ West 54.03 feet
11. South 71° 46′ 22″ West 45.96 feet

To an iron pin on the eastern margin of Foster Avenue; thence with the margin of Foster Avenue N 4° 34′ 15″ East 107.51 feet; thence leaving the eastern margin of Foster Avenue with the arc of a curve to the right 529.19 feet said curve has a radius of 1486.11 feet and a chord bearing and distance of N 82° 42′ 04″ East 526.40 feet to a iron pin; thence South 2° 51′ 04″ West 22.00 feet to a iron pin; thence South 88° 48′ 56″ East 249.50 feet to the point of beginning and containing 1.65 acres, or 71,747 square feet, more or less.

The Premises are shown as Tract 2 on survey dated September 28, 1988, last revised December 18, 1990, prepared by David Bundren, Tennessee R.L.S. No. 1517, Campbell Surveying Co., Inc., 2424 21st Avenue South, Nashville, Tennessee 37217, incorporated herein by reference.

Being the same property conveyed to Billie R. Chapman and wife, Barbara I. Chapman, by Quitclaim Deed of record in instrument number 20050127-0010226, R.O.D.C.

TRACT 2: 10603000700
503 Arlington Ave., Nashville, Tennessee 37210

A certain tract or parcel of land in the Third, formerly the 15th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point of intersection of the south right of way line of the Lewisburg Division of the Louisville and Nashville Railroad Company with the west line of a 40 foot road extending from Chicken Pike, sometimes called Stone River Pike or Elm Hill Pike, crossing the Nashville, Chattanooga and St. Louis Railway on an overhead bridge known as Arlington Avenue, said point of intersection being 112 feet, more or less, in a southerly direction along said west line of Arlington Avenue from south line of Chicken Pike; thence extending in a southerly direction with said west line of Arlington Avenue 165 feet more or less, to a point in the north line of the right of way of the Lebanon Branch of the Nashville, Chattanooga and St. Louis Railway; thence in a westerly direction with said north right of way line of the Nashville, Chattanooga and St. Louis Railway parallel to and 30 feet northwardly from the center line of main track 320 feet to the intersection of said right of way line with the south right of way line of the Louisville and Nashville Railroad Company, said point being 43.5 feet south and at right angles from the center line of north bound main tract of said Louisville and Nashville Railroad Company; thence in a northeasterly direction 43.5 feet southeastwardly from and parallel to said center line of said north bound main track a distance of 390 feet, more or less, to the point of beginning, containing 0.61 acres, more or less.

Being the same property conveyed to Billie R. Chapman and wife, Barbara I. Chapman, by Quitclaim Deed of record in instrument number 20050412-0040469, R.O.D.C.

TRACT 3: 10606005000
635 Murfreesboro Pike, Nashville, Tennessee 37210

LAND in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of A. H. Ford's Plan of Lots, as of record in Book 21, page 51, Register's Office for said County, and described as follows:

BEGINNING at the southwest intersection of Industrial School Road and Murfreesboro Pike, as now widened and located; thence along the margin of Murfreesboro Pike, North 72° West a distance of 95.25 feet to an iron pin, thence South 18° West a distance of 122 feet to a spike; thence South 73° 13' East a distance of 120 feet to an iron pin in the westerly margin of Industrial School Road; thence along the margin of Industrial School Road North 6° 17' East a distance of 122 feet to the point of beginning.

Being the same property conveyed to Billie R. Chapman and wife, Barbara I. Chapman, by Quitclaim Deed of record in instrument number 20050127-0010223, R.O.D.C.

TRACT 4: 10606005100
631 Murfreesboro Pike, Nashville, Tennessee 37210

TRACT NO. 1: Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of Ford's Subdivision, as of record in Book 21, page 51, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly right-of-way of the N. C. & St. L. Railway, 295 feet, more or less, east of the easterly margin of Foster Street or Avenue; thence along the margin of said railroad right-of-way, easterly 245 feet, to a point; thence northerly along a broken line 165 feet, more or less, to the south line of the J. F. Home property; thence along Home's south line westerly 293 feet to a point which is 267 feet, more or less, east of the easterly margin of Foster Street or Avenue; thence southeasterly 93 feet to the point of beginning.

TRACT NO. 2: Being an easement 9 x 267 feet, running from the northwesterly corner of Tract No. 1 hereinabove described, to the easterly line of Foster Street or Avenue, where the same intersects to the north line of the N. C. & St. L. Railway right-of-way, which easement was created in the deed from C. K. Murdock and wife, Kyle Davenport, or record in Book 1237, page 620, said Register's Office, and which is described as follows:

BEGINNING at a point in the north margin of the N.C. & St. L. Railway right-of-way in the east line of Foster Street or Avenue; thence easterly 267 feet to a point in the west line of Tract No. 1 hereinabove described, said point being 9 feet south of the northwest corner of said Tract No. 1; thence northerly along the west line of said Tract No. 1, 9 feet to the south line of the Home property; thence with the line of said Home property 267 feet, more or less, to the southwest corner of said Home property in the east margin of Foster Street or Avenue; thence with the margin of said Foster Street or Avenue, southerly 9 feet to the beginning.

TRACT NO. 3: Land in Davidson County, Tennessee, being parts of Lots Nos, 1 and 2 on the Map of Ford's Subdivision, of record in Book 21, page 51, Register's Office, and described as follows:

BEGINNING at the intersection of the easterly margin of Foster Street and the northerly right-of-way line of the N. C. & St. L. Railway; thence easterly along said railway right-of-way line, 295 feet to the southwest corner of the property conveyed to John T. Hum, by deed from Robert Abrahams and wife, of record in Book 1371, page 59, said Register's Office; thence northerly along Hum's westerly line, 84 feet to a point in the southerly margin of a 9 foot strip

conveyed to said Hum in said deed; thence westerly along said 9 foot strip, 267 feet to the beginning.

TRACT NO. 4: Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the Map of the A. H. Ford's Plan of Lots, of record in Plan Book 21, page 51, of the Register's Office for said County, and a part of the abandoned right-of-way of the Tennessee & Pacific Railroad, and described according to a copy of a survey thereof made by T. R. Sanford, on September 1, 1949, as follows:

BEGINNING at a point in the Murfreesboro Road 95.25 feet west of the westerly margin of Cole Avenue or Industrial School Road, at an iron pin; thence leaving said Murfreesboro Road, South 17 deg. 50' West, 122 feet to an iron pin; thence South 73 deg. 17' East 119.5 feet to an iron pin in west margin of Industrial School Road, which is 122 feet south of the south margin of Murfreesboro Road; thence south 6 deg. 17" West 172.5 feet, more or less, to a post and iron pin 30 feet north of the center line of the main track of the Lebanon Branch of the N. C. & St. L. Railroad right-of-way, in a fence line; thence along said fence, South 87 deg. 37' West 249.5 feet, more or less, to an iron pin at a post in the line of the property now belonging to Frensley; thence along Frensley's line, North 0 deg. 43' West 73 feet to an iron pin in the north line of the abandoned right-of-way of said Tennessee & Pacific Railroad; thence with the line of the same North 62 deg. 35' East 172.1 feet to an iron pin; thence North 17 deg. 50' East 92.4 feet to an iron pin in the south margin of the Murfreesboro Road; thence with the south margin of same, South. 27 deg. 10' East 50 feet to the beginning.

Being the same property conveyed to Billie R. Chapman and wife, Barbara I. Chapman, by Quitclaim Deed of record in instrument number 20050127-0010225, R.O.D.C.

TRACT 5: 10606008900
1099 Menzler Rd., Nashville, Tennessee 37210

0.78 acres of property in the 6th Civil District of Davidson County, Nashville, Tennessee, being part of the Louisville and Nashville Railroad Company property between Menzler Road and Foster Avenue, the same being more particularly described as follows:

BEGINNING at an iron pin in the west margin of Menzler Road at its intersection with the Southeast right-of-way line of the Louisville and Nashville Railroad Company, and being South 9° 35'30" West 468.9 feet of the center line intersection of Murfreesboro Pike; thence leaving the west margin of Menzler Road South 89°45'22" West 713.93 feet to an iron pin, said iron pin being North 71 46'22" East, 45.96 feet of the east margin of Foster Avenue; thence the following calls:

North 73°48'15" East, 54.03 feet
North 75°58'43" East, 52.61 feet
North 77°52'03" East, 54.06 feet
North 81°06'53" East, 54.28 feet
North 82°52'18" East, 54.68 feet
North 85°03'36" East, 52.92 feet
North 87°13'40" East, 48.00 feet
North 89°22'31" East, 49.30 feet
South 89°08'39" East, 45.65 feet
South 88°48'56" East, 263.59 feet

To an iron pin in the west margin of Menzler Road; thence with the west margin of Menzler Road South 9°35'30" West 53.34 feet to the point of beginning and containing 0.78 acres.

(Shown on print of survey dated September 28, 1988, revised January 23, 1989, prepared by David Bundrin, Campbell Surveying Co., Inc., incorporated herein by reference.)

Being the same property conveyed to Billie R. Chapman and wife, Barbara I. Chapman, by Quitclaim Deed of record in instrument number 20050127-0010224, R.O.D.C.