Bill Garrett Davidson County
Batch# 19951 DEEDQC
11/01/2017 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171101-0111804

CHRISTOPHER STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Map & Parcel No. 114-07-0-B-09.00CO

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Randy Morton
Affiant

Subscribed and sworn to before me this 25th day of October, 2017.

Christopher Stokes
Notary Public

My Commission Expires: March 8, 2021

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
SCOTT D. WEISS, ATTORNEY AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Westchase Property Owners Association, Inc.	**"OWNER"**
(Name)	(Name)
c/o Timmons Properties, Inc.	
2200 21st Avenue South, Suite 200	
(Street Address)	(Street Address)
Nashville, Tennessee 37212	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED TO COMBINE SEPARATE MAP AND PARCEL NUMBERS INTO A SINGLE MAP AND PARCEL NUMBER AND CONVEYANCE OF TITLE

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Westchase Property Owners Association, Inc.**, hereinafter called the "**Grantor**", does hereby quitclaim and convey, **for the purpose of combining separate map and parcel numbers into a single map and parcel number and conveyance of title**, all of its right, title and interest to, **Westchase Property Owners Association, Inc.**, hereinafter called the "**Grantee**", its successors and assigns, certain tracts or parcel of unimproved property located in Nashville, Davidson County, Tennessee, and more fully described as follows, to-wit:

Being a 1.714 more or less acre tract of land lying in the 23rd Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson-Delk & Associates dated September 23, 2002, as follows:

Beginning at an iron pin set at the most southwesterly corner of Lot 58 on the plan of Westchase, Section Three, of record at Instrument No. 20030807-0112990, Register's Office for Davidson County, Tennessee;

Thence with the westerly line of said plan of Westchase, Section Three, and crossing Whispering Pines Court at its easterly terminus,

Thence South 02' 13' 53" East a distance of 40.00 feet to a Point;

Thence with the westerly line of an open space tract on said plan of Westchase, Section Three, South 06° 56' 02" West a distance of 226.41 feet to an iron pin found at the most northeasterly corner of the Roy Douglas Rader Property of record in Deed Book 1390, page 34, Register's Office for Davidson County, Tennessee;

Thence with the northerly line of said Rader Property, North 83' 04' 14" West a distance of 135.15 feet to an iron pin (old);

Thence continuing North 82° 21' 46" West a distance of 24.14 feet to a point in the approximate centerline of Overall Creek;

Thence with the approximate centerline of Overall Creek, and with a new line, severing said Tenn. Contractors, Inc. Property, the following six calls:

North 05' 33' 35" West a distance of 136.63 feet to a Point;

Thence North 14 ° 01 ' 17" East a distance of 101.48 feet to a Point;

Thence North 37° 50' 12" East a distance of 152.56 feet to a Point;

Thence North 22° 32' 31" East a distance of 76.99 feet to a Point;

Thence North 38° 26' 24" West a distance of 54.68 feet to a Point;

Thence North 48° 43' 30" West a distance of 85.74 feet to a Point in the southerly line of the plan of Addition to Westchase, Section Six, of record at Instrument No. 20050617-00694470, Register's Office for Davidson County, Tennessee;

Thence with the line of said plan of Addition to Westchase, Section Six, South 82° 37' 33" East a distance of 154. 79 feet to an iron pin set at the northwesterly corner of Lot 56 on the aforesaid plan of Westchase, Section Three;

Thence with said plan of Westchase, Section Three, South 21 ° 00' 15" East a distance of 48.79 feet to an iron pin (new);

Thence South 04° 04' 50" East a distance of 62.00 feet to an iron pin (new);

Thence South 15° 59' 17" West a distance of 107.14 feet to an iron pin (new);

Thence South 02° 13' 53" East a distance of 50.00 feet to the Point of Beginning containing 1.714 acres or 74,650 square feet more or less.

Being the same property conveyed to Westchase Property Owners Association, Inc., by Quitclaim Deed from Tenn. Contractors, Inc., of record in Instrument No. 20080324-0029026, Register's Office for Davidson County, Tennessee.

Current Separate Map and Parcel Numbers and Combined Map and Parcel Number

Current Map and Parcel Numbers: 114-00-03.0000
Combined Map & Parcel Number: 114-07-0-B-09.00CO

This conveyance is subject to any and all easements and setback lines and restrictive covenants, if any, of record.

Witness this 25th Day of October, 2017.

CHRISTOPHER STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WESTCHASE PROPERTY OWNERS ASSOCIATION, INC.

Randy Morton

By: Randy Morton
Its: President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Randy Morton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the President of **Westchase Property Owners Association, Inc.**, the within named bargainor, and that he, as said officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Association by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this 25th Day of October, 2017.

Notary Public

My Commission Expires: March 8, 2021

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/09/2018

Notary Public