Bill Garrett Davidson County
Batch# 24592 DEEDQC
11/09/2017 03:42:49 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171109-0115779

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2017.

Notary Public

My Commission Expires 07-24-19

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219 (GAC)

Name and Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
William B. King and wife, Robin C. King 3946 Woodlawn Drive Nashville, Tennessee 37205	Same	**11604000400** **11604021700**

QUITCLAIM DEED

WHEREAS, by (i) Warranty Deed of record in Book 6165, Page 497, Register's Office for Davidson County, Tennessee, and (ii) Special Warranty Deed of record at Instrument No. 20120702-0057747, said Register's Office, William B. King and wife, Robin C. King (the "Owners") are the owners of that certain real property in Davidson County, Tennessee, specifically described in Exhibit A attached hereto (the "Property").

WHEREAS, the Property is comprised of contiguous lots that have separate tax parcel identifications assigned thereto and as referenced in the above table.

WHEREAS, it is Owners' desire to have the separate tax parcels comprising the Property joined into one tax parcel, and to effectuate the same, the Owners enter into this Quitclaim Deed.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **WILLIAM B. KING and wife, ROBIN C. KING** ("Grantors"), do hereby quitclaim and convey unto **WILLIAM B. KING and wife, ROBIN C. KING** ("Grantees") their heirs and representatives, all of Grantors' right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in Exhibit A, attached hereto and incorporated herein.

Parcel 11604000400 is improved property, known as 3946 Woodlawn Drive, Nashville, Davidson County, Tennessee. Parcel 11604021700 is unimproved property, known as 3944 C Woodlawn Drive, Nashville, Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 9th day of November, 2017.

GRANTORS:

William B. King

Robin C. King

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared WILLIAM B. KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of November, 2017.

Beth M. Woodard
Notary Public

My commission expires: 07-24-20

BETH M. WOODARD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ROBIN C. KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of November, 2017.

Beth M. Woodard
Notary Public

My commission expires: 07-24-19

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

Parcel 11604000400:

Being the west 75 feet of Lot No. 7 and the east 50 feet of Lot No. 8 on the Map of Kimpalong Place, as of record in Book 547, Page 18, Register's Office for said County.

Said parts of said lots adjoin and front together 125 feet on the north side of Woodlawn Drive, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to William B. King and wife, Robin C. King from Robert D. MacMillan and wife, Madeline M. MacMillan, by deed of record in Book 6165, Page 497, Register's Office for Davidson County, Tennessee.

Parcel 11604021700:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision Plat of Lots 5 and 6, and Part of Lots 4 and 7 on the Map of Kimpalong Place, as shown on plat of record in Plat Book 9700, Page 828, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to William B. King and wife, Robin C. King from Ruth G. Brown, unmarried, by deed of record at Instrument No. 20120702-0057747, Register's Office for Davidson County, Tennessee.

SAID PROPERTY IS FURTHER DESCRIBED ACCORDING TO A SURVEY AS FOLLOWS:

Being a tract of land lying Davidson County, Tennessee, also being Lot 1 on the Plan of Resubdivision Plat of Lots 5 and 6 and part of Lots 4 and 7 on the Map of Kimpalong Place, as of record in Plat Book 9700, Page 828, at the Register's Office for Davidson County, Tennessee, and being the west 75 feet of Lot No. 7 and the east 50 feet of Lot No. 8 on the Map of Kimpalong Place, as of record in Book 547, Page 18, at said Register's Office and being more particularly described as follow;

Beginning at an existing iron rod on the northerly right-of-way line of Woodlawn Drive at a corner common with Cyrus and Glenda Hatfield, as of record in Instrument No. 200607140085002, at said Register's Office, being the southwest corner of the tract described herein;

Thence leaving the northerly right-of-way line of Woodlawn Drive with the easterly property line of Cyrus and Glenda Hatfield, North 05 deg 31 min 35 sec East, 250.00 feet to an existing

iron rod on the southerly property line of Michael Dale Warren and Randall Brough, as of record in Instrument No. 201207310067562, at said Register's Office;

Thence with the southerly property line of said Michael Dale Warren and Randall Brough, also Ruth G. Brown, as of record in Instrument No. 201207310067562, at said Register's Office, and Jess Keen Slaton, as of record in Book 11672, Page 161, at said Register's Office, South 82 deg 39 min 27 sec East, 125.00 feet to an existing iron rod;

Thence South 82 deg 33 min 22 sec East, 90.05 feet to an existing iron rod at a corner common with Phillip Kent Rollins, as of record in Deed Instrument No. 201305230052353, at said Register's Office;

Thence with the westerly property line of Phillip Kent Rollins, South 05 deg 31 min 35 sec West, 250.00 feet to an existing iron rod on the northerly right of way line of Woodlawn Drive;

Thence with the northerly right-of-way line of Woodlawn Drive, North 82 deg 33 min 22 sec West, 90.05 feet to an existing iron rod;

Thence North 82 deg 39 min 27 sec West, 125.00 feet to the point of beginning, containing 53,734 square feet (1.23 acres more or less) pursuant to a survey prepared by R. Scot Cherry, Cherry Land Surveying, Inc., dated October 12, 2015.

Being the same property conveyed to William B. King and wife, Robin C. King, as of record in Instrument No. 201207020057747 and Book 6165, Page 497, Register's Office for Davidson County, Tennessee.