QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0 .

Katherine K Cannon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.
2021 Richard Jones Rd. Suite 220
Nashville, TN 37215

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 8-7-2020

OWNER ADDRESS:
Katherine K. Cannon
8373 Collins Rd.
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Same as Owner

Parcel ID Number:
11500026600

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, including Grantee's agreement to indemnify and hold me harmless from any further liability on the debt secured by the Deed of Trust of record in Instrument No. 20151028-0109671, and for the express purpose of dissolving a tenancy by the entireties and vesting title solely in Grantee, I, **BENJAMIN H. CANNON** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **KATHERINE K. CANNON** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

This is improved property known as 8373 Collins Road, Nashville, TN 37221.

Grantor does further grant, quitclaim and convey to Grantee any and all interest of Grantor in those Easements of record in Instrument Nos. 20140919-0086092, 20140919-0086393, and 20141114-0105409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the rights and descriptions of said Easements.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of September, 2017.

Benjamin H. Cannon, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Benjamin H. Cannon, the bargainor, who in my presence affixed his signature to this instrument, and upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2017.

Commission Expires: _____

NOTARY PUBLIC

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 8-7-2020

Bill Garrett Davidson County
Batch# 29920 DEEDQC
11/27/2017 12:08:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171127-0120608

EXHIBIT A
Legal Description

Certain real property situated in Davidson County, Tennessee, and described as follows:

Being a tract of land as shown on property Map 155, Assessor's Office of Davidson County, Nashville, Tennessee. Bounded in general by Roy Flowers on the South; Danny Doll and Mary Mayfield on the West; Fred Boyd remainder on the North; and Walter C. Boyd on the East, according to a survey by Randolph l. Chapdelaine R.l.S.#1444, 5106 Old Harding Road, Franklin, TN 37064, dated October 13, 1995, and more particularly described as follows:

Commencing at an existing iron pin on the North side of a drive leading to Collins Road, said pin being the Northwest corner of Fred W. Boyd (Ref. Deed Book 4247, page 130, R.O.D.C.) and the Northeast corner of Mary Boyd Mayfield (Ref. Deed Book 3831, page 882, R.O.D.C.) thence with the common line of Boyd and Mayfield South 09 deg. 03' 39" West 744.30 feet to an iron pin set on the West edge of a drive, the true point of beginning for the following described tract:

Beginning at an iron pin set on the West edge of a drive in said Mary Mayfield's East line, thence leaving Mayfield and with a new line South 82 deg. 07' 59" East ~19.48 feet to an iron pin set in the West line of Walter C. Boyd (Ref. Deed Book 3456, Page 541 R.O.D.C.); thence with Boyd's West line South 08 deg. OS' 55" West passing a second Boyd tract (Ref. *38n,* page 878, R.O.D.C.) 739.40 feet to an existing iron pin at a fence corner, Walter Boyd's Southwest corner in Roy C. Flowers North line (Ref. Deed Book 8860, Page 559 R.O.D.C.); thence leaving Boyd and with Flowers North line passing just South of the fence North 82 deg. 07' 59" West 432.70 feet to an iron pin set at the corner post in Danny G. Doll's East line (Ref. Deed Book 6175, page 443, R.O.D.C.); thence leaving Flowers and with Doll's West line North 09 deg. 09' 16" east 487.20 feet to an existing iron pipe in the center of a drive, the Northeast corner of Doll and the Southeast corner of the aforementioned Mary Mayfield; thence leaving Doll and with Mayfield North 09 deg. 03' 39" East 252.37 feet to the true point of beginning, containing 7.23 acres, more or less.

Included in the above description is a 40 foot non-exclusive easement leading from the terminus of Collins Road to the Mary Boyd Mayfield property whose North line.ls described as follows: Beginning a point on the terminus of the Collins Road pavement in Fred W. Boyd's North line thence with the North margin of said 40 foot easement and Boyd's line South 80 deg. 06' 07" East 324.93 feet to an existing iron pin in a fence, Boyd's Northwest corner.

Included in the above description is a 26 foot non-exclusive reciprocal ingress-egress easement leading from the terminus of Collins Road Drive to the South property *line* of the above 7.23 acre tract described as follows: Beginning at an iron pin in a fence the Northwest corner of Fred W. Boyd and the Northeast corner of Mary Mayfield; thence with the center of a 26 foot reciprocal non-exclusive easement South 09 deg. 03' 39" West 996.67 feet to an existing iron pipe in a drive, Danny Doll's Northeast corner, thence leaving Mayfield and with Doll's East line continuing with said easement South 09 deg. 09' 16" West 487.20 feet to an iron pin set at a corner post.

LESS AND EXCEPT the following tract of land conveyed to Sandra Ann Boyd Custode, Trustee, her successors and assigns, by Quitclaim Deed from Stephen Clark Boyd, of record as Instrument No. 20040116-0006649, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Being a tract of land as shown Property Map 155, Parcel 266 Assessor's Office and lying off Collins Road in Davidson County, Nashville, Tennessee. Bounded in general by Fred W. Boyd (Life Estate) on the North; Sandra Ann Boyd Custode, on the East; Lot 16 of McCrory Heights 1st Revision on the South: Stephen C. Boyd remainder on the West, more particularly described as follows:

Beginning at an existing iron pin, at a fence corner, the Southwest corner of Sandra Ann Boyd Custode (Ref. Deed Book 10414 Page 108 R.O.D.C.) in the North line of Lot 16 of the McCrory Heights Subdivision 1st Revision (Ref. Plat Book 9700 page 162 R.O.D.C.); thence leaving Sandra Boyd Custode and with the North line of said lot 16, N 82 deg. 07' 59" W 117.83' to an iron pin set 5' South of a meandering fence; thence leaving Lot 16 and with a new line N 08 deg. OS' 55 E 739.40' to an iron in set in the South line of Fred W. Boyd (Life estate) (Ref. Deed Book 10627 Page 317 R.O.D.C.; thence with Fred W. Boyd's South line S 82 deg 07'59" E 117.83' to an existing iron pin, Fred W. Boyd Southeast corner in the West line of aforementioned Sandra Ann Boyd Custode; thence leaving Fred W. Boyd and with Sandra Ann Boyd Custode's west line S 08 deg. OS' 55" W 739.40' to the point of beginning, containing 2.00 acres, more or less, and being a portion of Stephen Clark Boyd's property as recorded in Deed Book 9924 Page 850, said

Register's Office, according to a survey by Randolph L. Chapdelaine R.l.S.#1444, 7376 Walker Road, Fairview, Tennessee, 37062 on December 2, 2003, from a previous survey dated October 13, 1995.

Being the same property conveyed to Benjamin H. Cannon and Katherine K. Cannon, Husband and Wife, by deed from Stephen Clark Boyd, dated August 15, 2014, recorded on August 19, 2014, of record as Instrument No. 20140819-0075424, Register's Office for Davidson County, Tennessee.