Bill Garrett Davidson County
Batch# 32719 DEEDQC
12/04/2017 01:14:38 PM 2 pgs
Fees: $13.00 Taxes: $163.60
20171204-0123392

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
William M. Goodrum **188 Carnavon Parkway** **Nashville, TN 37205**	**Owner**	**Map 068, Parcels 02700 and 02800**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Phillip Goodrum,** by these presents does hereby quitclaim and convey his twenty-five percent (25%) undivided interest to **William M. Goodrum**, his heirs and assigns, all his right, title and interest in and to the following described tract of land:

SEE Exhibit A, attached

Being the same property conveyed to William M. Goodrum and Phillip Goodrum, by deed from Tim R. Wilson and Kevin McGuinn, of record in Instrument Number 20110216-0013157, dated February 11, 2011, said Register's Office.

This is unimproved property known as **Ashland City Highway, Nashville, TN**

The purpose of this Quit Claim Deed is to vest fifty percent (50%) fee simple title in William M. Goodrum.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Phillip Goodrum

STATE OF ~~Davidson~~ TN
COUNTY OF Davidson

On this 4 day of Dec, 2015, before me personally appeared **Phillip Goodrum**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand this 4 day of Dec, 2015.

ARTHUR M. BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 1-02-2020

STATE OF TN
COUNTY OF Davidson.

The actual consideration for this transfer of property is **$44,215.00**, and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 4 day of Dec, 2015.

ARTHUR M. BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 1-02-2020

EXHIBIT A

Land in the 1st councilmanic district of Nashville, Davidson County, Tennessee, being the same properties conveyed in Deed Book 5851, pages 851 and 854, Register's Office for said County and more particularly described as follows:

Beginning in the south right of way of Hydes's Ferry Pike (State Route 12), approximately 2370 feet west of Old Hyde's Ferry Pike (Amy Lynn Drive); thence leaving said right of way S 04 degrees 50' 29" W, 366.32 feet, following the west line of Hailey's Harbor, Inc., recorded in Deed Book 8272, page 122, R.O.D.C., to the north right of way of the Cheatham County Rail Authority; thence along said right of way, N 81 degrees 36' 11" W, 1183.90 feet to the center of Old Hyde's Ferry Pike; thence along said Old Hyde's Ferry Pike N 73 degrees 33' 17" W, 84.23 feet; thence continuing along said center of Old Hyde's Ferry Pike N 76 degrees 00' 21" W, 404.00 feet to the center of a drain; thence continuing along said Old Hyde's Ferry Pike N 78 degrees 57' 14" W, 250.00 feet; thence leaving Old Hyde's Ferry Pike N 04 degrees 24' 01" E, 322.90 feet to the south right of way of said State Route 12; thence with said south right of way, along a curve to the right having a radius of 5677.86 feet, a distance of 1210.34 feet; thence continuing along said right of way, S 76 degrees 54' 38" E, 149.32 feet; thence S 76 degrees 40' 00" E, 564.83 feet to the point of beginning, according to a survey performed by John Kohl and Company, PC, a Tennessee registered surveyor, dated October 25, 2000.