QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 35509 DEEDQC
12/08/2017 02:01:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171208-0125568

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7 DAY OF Dec, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 08-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # TORRESS QCD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Nelson Adonay Torres and Brian Chester	Nelson Adonay Torres and Brian Chester	See Exhibit A
1445 and 1459 Finnland Dr	5898 Cane Ridge Rd	
Nashville, TN 37207	Antioch TN 37013	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NELSON ADONAY TORRES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

NELSON ADONAY TORRES AND BRIAN CHESTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is mixed (See Exhibit A) property known as 1445 and 1459 Finnland Dr, Nashville, TN 37207

Witness my hand on this 28 day of November, 2017

Nelson A Torres
Nelson Adonay Torress

DAVIDSON COUNTY NOTARY PUBLIC MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Nelson Adonay Torress and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Nelson Adonay Torress and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28 day of November, 2017

Notary Public

My Commission Expires: January 6, 2020

TORRESS QCD

EXHIBIT A - LEGAL DESCRIPTION

TRACT 1: 1445 Finnland Drive, Nashville, TN 37207 (improved)
TAX ID: 04106002700

Being Lot No. 6 on the plan of Skyline, Section II, of record in Book 3700, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

TRACT 2: 1459 Finnland Drive, Nashville, TN 37207. (unimproved)
TAX ID: 04100009800

A Tract of land lying and being in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by John B. Bates, License No. 418, dated 10/4/75, as follows:

Beginning at a point, being an iron pin located at North 88 deg. 55' West 1417.00 feet from the original northwest corner in c/l Brick Church Pike; thence South 11 deg. 30' West 585.9 feet to an iron pin; thence North 87 deg. 15' West 545 feet, more or less, along a fence to a corner post; thence North 2 deg. East 265 feet along a fence to a corner post; thence North 88 deg. West 815.0 feet along a fence to a corner post; thence North 1 deg. 30' East 285 feet along a fence to a corner post; thence South 88 deg. 55' East 1455 feet, more or less, along a fence to an iron pin, being the point of beginning, containing 13.30 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT TRACT OF LAND SOLD OF RECORD IN BOOK 8750, PAGE 285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

A Tract of land lying and being in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Michael V. Holmes, Registered Land Surveyor, License No. 213, dated 913/92, to-wit:

Beginning at a concrete monument in the southeast corner of Lot No. 8 on the Plan of Skyline Subdivision, Section 2, of record in Book 3700, page 46, Registers Office for Davidson County, Tennessee, said monument being on the west right of way of Finnland Drive and being the terminus of said Road; thence South 87 deg. 38' 13" East 26.57 feet to an iron pin in the centerline of Finnland Drive; thence leaving Finnland Drive, South 5 deg. 44 00" East 288.65 feet to an iron pin in a fence corner; thence with a fence line, North 86 deg. 25' 45" West 730.65 feet to an iron pin in Drake's southwest corner; thence leaving said fence, North 2 deg. 27' 56" West 245.18 feet to an iron pin; thence North 88 deg. 59' 18" East 79.47 feet to a concrete monument, being the southwest corner of Lot No. 8 on the Plan of Skyline Subdivision, also being V. Daryll Morton's line; thence with Morton's south boundary line North 89 deg. 59' 18" East 358.15 feet to an iron pin; thence South 87 deg. 38' 13" East 247.00 feet to the point of beginning, containing 194,733 square feet or 4.47 acres, more or less.

Included in this conveyance is an Easement for ingress and egress to provide the parties, their heirs and assigns, equal access to Fin nland Drive. Said easement begins at a concrete monument in the southeast corner of Lot No. 8 in the Skyline Subdivision, Section 2, said point being on the west right-of-way of Finnland Drive; thence South 15 deg. 02' 12" West 50.00 feet to a point; thence South 74 deg. 57' 48" East 50.00 feet to a point; thence North 15 deg. 02' 12" East 50.00 feet to a point; the beginning of a curve to the right having a radius of 275.00 feet and a length of 10.75 feet to a point in the east right-of-way of Finnland Drive; thence with the terminus of Finnland Drive, North 87 deg. 38' 13" West 53.14 feet to the point of beginning.

ALL BEING THE SAME PROPERTY conveyed to Nelson Adonay Torress from Katherine Little Colson, Surviving Trustee of the Colson Family Trust in Instrument No. 20160830-0090814 Register's Office for Davidson County, Tennessee,

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.