Bill Garrett Davidson County
Batch# 44217 DEEDQC
01/04/2018 09:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180104-0001245

QUITCLAIM DEED

PETER WEISS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

17-10-012

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $NONE.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of January, 2018

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
J. GREGORY HALE	" NEW OWNER "	043-14-0-052.00&043-15-0-055.00
(NAME) 275 Lake Valley Road	(NAME)	
(ADDRESS) Hendersonville, Tennessee 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of one dollar ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **CHARLES A. LANNOM**, hereinafter called the Grantor, do hereby quitclaim and convey all of my right title and interest, and by these presents do hereby transfer and convey unto **J. GREGORY HALE**, hereinafter called the Grantee, his heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 13 to 17 both inclusive, Lot No. 19 and the southerly part of Lot No. 18 and part of an unnamed 50 foot street lying west of adjacent to said lots on the unrecorded Map of C. N. Smith's Property, being more fully described according to a ALTA/AS-BUILT Survey, by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated October 29, 2017, as follows:

A tract or parcel of land located in Madison, Davidson County, Tennessee, and
Beginning at the southwesterly corner of the subject property, lying in the southerly margin of Old Hickory Boulevard (also referred to as, East Old Hickory Boulevard);
Thence, N 81° 44′ 36" E 50.00 feet to a pks;
Thence, S 07° 48' 09" E 150.70 feet to an iron pin;
Thence, N 81° 38' 46" E 190.76 feet to an iron pin;
Thence, S 38° 41' 56" E 301.94 feet to an iron pin;
Thence, S 55° 23' 52" W 248.00 feet to an iron pin;
Thence, S 83° 00' 38" W 83.20 feet to a point;
Thence, with a curve to the right, having a radius of 20.00 feet a length of 31.42 feet to a point;
Thence, S 81° 50' 31" W 25.00 feet to a point;
Thence, with a curve to the left, having a radius of 427.80 feet a length of 182.79 feet to a point;
Thence, with a curve to the right, having a radius of 300.00 feet a length of 76.34 feet to a point;
Thence, N 12° 45' 01" W 107.18 feet to a point;
Thence, N 82° 11' 51" E 25.00 feet to a point;
Thence, N 07° 48' 09" W 150.00 feet to the point of beginning.

BEING all the same property conveyed to CHARLES A. LANNOM by Deed from MARY CATHERINE DISKIN, dated June 9, 1998, of record in Book 10979, Page 946, Register's Office for Davidson County, Tennessee; SUBSEQUENTLY, conveyed by Quitclaim, dated October 4, 2006 from STEPHANIE S. LANNOM, all her interest to CHARLES A. LANNOM, of record in Instrument No. 20061009-0125449, said Register's Office.

Being improved property located at 602 Old Hickory Blvd., Madison, TN 37115 (Map 043-14-0; Parcel 052.00).

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Rainbow Terrace, Section IIA, as of record in Book 1835, Page 85, Register's Office for said County, and being more fully described according to an ALTA/AS-BUILT Survey, by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated October 29, 2017, as follows:

Beginning at the northeasterly corner of the subject property, lying in the southerly margin of Old Hickory Boulevard (also referred to as, East Old Hickory Boulevard);

Thence S 02° 49' 00" W 345.20 feet to an iron pin;
Thence N 88° 33' 52"W 109.79 feet to an iron pin;
Thence with a curve to the right, having a radius of 2416.27 feet a length of 245.28 feet to a point;
Thence N 09° 47' 28" E 82.19 feet to a point;
Thence with a curve to the right, having a radius of 25.00 feet a length of 35.75 feet to a point;
Thence S 88° 16' 00" E 46.15 feet, to the point of beginning.

BEING the same property conveyed to GENE E. TIDWELL AND TONY LANNOM, by Deed from DAVID L. KELLEY, dated April 20, 1992, of record in Book 8608, Page 205, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL, AND TONY LANNOM (CHARLES A. LANNOM) having conveyed all their interest to CHARLES A. LANNOM AND WIFE, STEPHANIE S. LANNOM, by Deed of record in Instrument No. 20000225-0018435, said Register's Office. THEN, STEPHANIE S. LANNOM having conveyed her interest to CHARLES A. LANNOM, by Deed of record in Instrument No. 20061009-0125449, said Register's Office.

Being improved property located at 900 Old Hickory Blvd., Madison, TN 37115 (Map 043-15-0; Parcel 055.00).

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and property taxes for the current year which have been assumed by the Grantee(s) herein.

The subject properties are used for commercial purposes and are not now nor ever have been used as the principal place of residence of the Grantor herein.

BEING the same property conveyed by Warranty Deed to the Grantor herein of even date and filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **602 & 900 Old Hickory Blvd., Madison, TN, 37115.**

(House Number) (Street) (City or Town) (State) (Zip)

WITNESS my hand, this 3rd. day of January, 2018.

CHARLES A. LANNOM

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 **CHARLES A. LANNOM**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd. day of January, 2018.

My Commission Expires: 07/02/18

Notary Public



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.

PETER WEISS

State of Tennessee)
County of Davidson)

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

My Commission Expires: 7/2/18

Notary Public

