QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Bill Garrett Davidson County
Batch# 46885 DEEDQC
01/11/2018 10:28:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180111-0003707

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregoire S. Blachon & Katherine Fitzpatrick	**New Owner**	
(NAME) **4505 Sulphur Creek Rd.**	(NAME)	**P/O 047-00-0-046.00 & 057-00-0-092.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGOIRE S. BLACHON AND WIFE, KATHERINE FITZPATRICK,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GREGOIRE S. BLACHON AND WIFE, KATHERINE FITZPATRICK,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*****THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE REFERENCED TRACTS INTO ONE MAP AND PARCEL NUMBER.*****

TRACT I:

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearings are based on Geodetic North by G.P.S. observations dated 09-19-17.

COMMENCING at the northwest corner of Stanislaw & Tracy Janeczko (Inst. No. 201512180127381) and the northwest corner of Fred & Mary Moore (Deed Book 4235, Page 238), on the westerly right-of-way of Sulphur Creek Road, 20' from centerline, located approximately 2,300' southeast of the intersection of Taz Hyde Road;

THENCE, leaving said right-of-way of Sulphur Creek Road and along the east line of Janeczko and the west line of Moore S 54°16'07" W, a distance of 965.66' to an existing iron pin, southeast corner of said Janeczko land and southwest corner of said Moore land, and being in the north line of Gegoire Blachon & Katherine Fitzpatrick (Inst. No. 201606280065880);

THENCE, along the south line of Janeczko and the north line of Blachon & Fitzpatrick N 86°20'12" W, a distance of 56.65' to an iron pin set and being the POINT OF BEGINNING;

THENCE, continuing along the south line of Janeczko and the north line of Blachon & Fitzpatrick N 86°20'12" W, a distance of 283.23' to an existing iron pin, southeast corner of Matthew Walker, Jr. Living Trust (Inst. No. 20000310002512l) and southwest corner to Janeczko;

THENCE, leaving said north line of Blachon and along east line of said Matthew Walker, Jr. Living Trust and west line of said Janeczko N 08°40'01" E, a distance of 151.94' to an iron pin set;

THENCE, leaving said east line of Matthew Walker, Jr. Living Trust and said west line of Janeczko and along a new line across the land of Janeczko for the next 2 calls: S 77°55'26" E, a distance of 128.05' to an iron pin set;

THENCE, S 43°33'10" E, a distance of 195.25' to the POINT OF BEGINNING, containing 0.65 Acres, more or less, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Being the same property conveyed to Gregoire S. Blachon and wife, Katherine Fitzpatrick by Quitclaim Deed from Stanislaw H. Janeczko, III, and wife, Tracy A. Janeczko, of record in Instrument No. 20180111-0003704 in the Register's Office for Davidson County, Tennessee.

TRACT II:

Land lying and being situated in the Thirteenth Civil District of Davidson County, Tennessee, fronting in part of the Southwest side of Sulphur Creek Road, which land is more fully described in a survey by Ralph W.C. Lambers, revised October 14, 1971, and wich survey denotes an acreage of approximately twenty-two (22) acres which survey is of record in Book 4546, page 399, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gregoire S. Blachon and wife, Katherine Fitzpatrick, by Warranty Deed from Ernest J. Woodring and Laura L. Todd Woodring, husband and wife, and Wesley C. Sampson and Barbara J. Woodring Sampson, husband and wife, of record in Instrument No. 20160628-0065880, in the Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but expressly excluded from this conveyance is that tract of land described as:

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearings are based on Geodetic North by G.P.S. observations dated 09-19-17.

COMMENCING at the northwest corner of Stanislaw & Tracy Janeczko (Inst. No. 201512180127381) and the northwest corner of Fred & Mary Moore (Deed Book 4235, Page 238), on the westerly right-of-way of Sulphur Creek Road, 20' from centerline, located approximately 2,300' southeast of the intersection of Taz Hyde Road;

THENCE, leaving said right-of-way of Sulphur Creek Road and along the east line of Janeczko and the west line of Moore S 54°16'07" W, a distance of 965.66' to an existing iron pin, southeast corner of said Janeczko land and southwest corner of said Moore land, and being in the north line of Gegoire Blachon & Katherine Fitzpatrick (Inst. No. 201606280065880);

THENCE, along the south line of Janeczko and the north line of Blachon & Fitzpatrick N 86°20'12" W, a distance of 56.65' to an iron pin set and being the POINT OF BEGINNING;

THENCE, back along said south line of Janeczko and said north line of Blachon & Fitzpatrick, then south line of Fred & Mary Moore (Deed Book 4235, Page 238), then south line of Johnnie Dobson (Deed Book 9082, Page 456) S 86°20'12" E, a distance of 449.01' to an iron pin set;

THENCE, leaving said south line of Johnnie Dobson and north line of said Blachon & Fitzpatrick and along a new line across the land of Blachon & Fitzpatrick for the next 3 calls: S 03°39'48" W, a distance of 68.20' to an iron pin set;

THENCE, N 86°20'12" W, a distance of 386.52' to an iron pin set;

THENCE, N 38°50'04" W, a distance of 92.50' to the POINT OF BEGINNING, containing 0.65 Acres, more or less, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Being the same property conveyed to Stanislaw H. Janeczko, III and wife, Tracy A. Janeczko, by Quitclaim Deed from Gregoire S. Blachon and wife, Katherine Fitzpatrick, of record in Instrument No. 20180111-0003706 in the Register's Office for Davidson County, Tennessee.

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is a portion of the **unimproved** property known as: **0 Sulphur Creek Road, Nashville, TN 37218**

Witness our hands this the 9th day of January, 2018.

Gregoire S. Blachon

Katherine Fitzpatrick

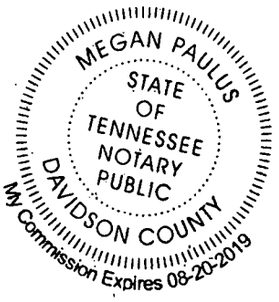
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregoire S. Blachon**, the within named 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 on this the 9th day of January, 2018.

Megan Paulus
NOTARY PUBLIC

My Commission Expires: 8/20/19



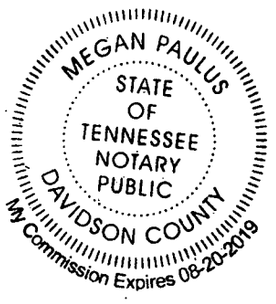
STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal on this the 8th day of January, 2018.

Megan Paulus
NOTARY PUBLIC

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212