Bill Garrett Davidson County
Batch# 48851 DEEDQC
01/18/2018 11:09:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180118-0005273

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Thomas L. Cunningham III
708 North Main Street
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
Same as new owner

TAX MAP/PARCEL #
Map 18.08
Parcel 048.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **MARY F. BIRTHRIGHT,** quitclaim and convey to **THOMAS L. CUNNINGHAM III,** all of my right, title and interest in and to the following described real property in Davidson County, Tennessee, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION OF PROPERTY

Being the same property conveyed to Mary F. Birthright and Thomas L. Cunningham, III, both unmarried, as Tenants in Common, from French Landing Investors, a Tennessee general partnership, of record as Instrument 20150521-004232, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 North Main Street, Goodlettsville, Tennessee 37072.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: January 15, 2018

Mary F. Birthright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Mary F. Birthright**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: January 15, 2018

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My commission expires: 1/29/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 0.

Affiant

Sworn to and subscribed before me this date: January 15, 2018

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My commission expires: 1/29/2020

EXHIBIT A - LEGAL DESCRIPTION

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, IN THE CITY OF GOODLETTSVILLE AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF U.S. HIGHWAY 41 AND 31, AND THE L&N RAILROAD AND BEING MORE FULLY DESCRIBED AS FOLLOW

BEGINNING AT A CONCRETE MONUMENT ON THE WEST MARGIN OF THE U.S. HIGHWAY 41 AND 31, AND ON THE NORTH RIGHT-OF-WAY OF THE L&N RAILROAD; THENCE, N 57 DEG. 08 MIN. 57 SEC. W A DISTANCE OF 700.57 FEET WITH THE (731) 989-4991NORTH RIGHT-OF-WAY OF THE L&N RAILROAD TO IRON PIN; THENCE, N 70 DEG. 10 MIN. 33 SEC. E A DISTANCE OF 533.51 FEET TO AN IRON PIN ON THE WEST MARGIN OF U.S. HIGHWAY 41 AND 31; THENCE, SOUTHERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1875.00 FEET AND A CENTRAL ANGLE OF 14 DEG. 29 MIN. 06 SEC. (CHORD BEARING AND DISTANCE OF S. 9 DEG. 50 MIN. 23 SEC. E 172.76 FEET) A DISTANCE OF 474.02 FEET WITH THE WEST MARGIN OF U.S. HIGHWAY 41 AND 31 TO AN IRON PIN; THENCE, S 3 DEG. 31 MIN. 15 SEC. E, A DISTANCE OF 95.33 FEET WITH THE WEST MARGIN OF U.S. HIGHWAY 41 AND 31 TO THE POINT OF BEGINNING, CONTAINING 3.58 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM:

THIS INSTRUMENT AND THE PROPERTY DESCRIPTION BELOW WERE PREPARED FROM THE PLANS OF THE CAPTIONED PROJECT BY: TENNESSEE DEPARTMENT OF TRANSPORTATION, 6601 CENTENNIAL BOULEVARD, NASHVILLE, TENNESSEE 37243-0360.

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING WEST MARGIN OF STATE ROUTE 11 AND THE SOUTH BOUNDARY OF THE KENNETH R. GREER AND STANLEY H. MORRIS, JR. PROPERTY, SAID POINT OF INTERSECTION BEING 45.36 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 579-49.93; THENCE WITH SAID EXISTING MARGIN (1) HAVING A CURVE RIGHT AND SOUTHERLY 474 FEET, MORE OR LESS, (2) SOUTHERLY 79 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING 38.30 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 573-89.10; THENCE WITH THE SOUTH BOUNDARY OF THE HEREIN DESCRIBED PROPOSED NORTH 52 DEG. 47'48' WEST 29.13 FEET TO A POINT, SAID POINT BEING 62.00 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 574-06.71; THENCE WITH THE PROPOSED WEST MARGIN OF SAID ROAD (1) NORTH 00 DEG. 01'33" WEST 80.94 FEET (2) HAVING A 2229.83 FOOT RADIUS CURVE LEFT AND NORTHERLY 448.94 FEET TO A POINT, SAID POINT BEING 62.00 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 579-49.07; THENCE WITH GREER AND MORRIS NORTH 75 DEG. 31'00" EAST 16.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.271 ACRES MORE OR LESS.