Bill Garrett Davidson County
Batch# 52800 DEEDQC
01/29/2018 03:46:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180129-0009191

This Instrument Prepared By:
Stephen E. Grauberger
Franklin business Law, PLLC
1224 Columbia Avenue
Franklin, TN 37064

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes**	**Tax Map Parcel No.:**
David A. Billings 9500 Highway 96 Franklin, TN. 37064	SAME AS NEW OWNER	Map:178 Group:00 0 Parcel:050.00 & 080.00

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 26th day of January, 2018 by and between David Billings and Coleen Billings *("Grantors")* and David Billings and wife, Coleen Billings. *("Grantees")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten-Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors, David Billings and Coleen Billings, do hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantees, David Billings and wife, Coleen Billings, as tenants by the entireties, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to the following described real estate, to wit:

Tract 1:

Tax Map 178 00 0 050.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 178. ASSESSOR'S OFFICE AND LYING IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY STATE HIGHWAY 96 ON THE SOUTH; KENNETH E. VARGS ON THE WEST; STEPHENSON'S 10 ACRES DIVISION ON THE NORTH; STEPHENSON'S 2.11 ACRES DIVISION AND KIMBERLY RICHEY ON THE EAST, MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEING AT A CONRETE R.O.W. MONUMENT ON THE NORTH MARGIN OF

STATE HUGHWAY 96, THE SOUTHEAST CORNER OF KENNETH E. VARGAS (REF. DEEDBOOK 11552, PAGE 430 R.O.D.C.) THENCE LEAVING STATE HIGHWAY 96 AND WITH VARGAS' EAST LINE N 31° 25' 40" E 879.36' TO AN IRON PIN SET THIS SURVEY;

THENCE LEAVING VARGAS AND WITH A NEW LINE OF STEPHENSON'S 10.00 ACRE TRACT, S 77° 30' 06" E 296.24' TO AN IRON PIN SET THIS SURVEY, THE NORTHWEST CORNER OF STEPHENSON'S 2.11 ACRE TRACT; THENCE WITH THE WEST LINE OF SAID 2.11 ACRE TRACT, WITH NEW LINES S 44° 21' 55" W 582.81' TO AN IRON PIN SET; THENCE S 50° 52' 11" E 125.00' TO AN IRON PIN SET IN THE WEST LINE OF KIMBERLY RICHEY (REF. DEEDBOOK 10715 PAGE 54 R.O.D.C.); THENCE LEAVING THE 2.11 ACRE TRACT AND WITH RICHEY'S WEST LINE S 31° 07' 49" W 392.76' TO A WOOD CORNER FENCE POST ON THE NORTH MARGIN OF STATE HIGHWAY 96; THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF SAID HIGHWAY N 50° 54' 05" W 177.11 TO AN EXISTING CONCRETE R.O.W. MONUMENT; THENCE N 65° 14' 16" W 102.33' TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS.

THE ABOVE TRACT IS SUBJECT TO A 25' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM STATE HIGHWAY 96 THROUGH THE ABOVE TRACT TO THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT DESCRIBED AS FOLLOW:

COMMENCING AT A WOOD CORNER POST ON THE NORTH MARGIN OF STATE HIGHWAY 96, THE SOUTHWEST CORNER OF KIMBERLY RICHEY (REF. DEEDBOOK 10715 PAGE 54 R.O.D.C.) THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF STATE HIGHWAY 96, N 59° 54' 05" W 19.00' TO A POINT IN THE CENTER OF A 25' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE LEAVING STATE HIGHWAY 96 AND WITH THE CENTER OF SAID EASEMENT N 22° 59' 34" E 94.05 TO A POINT; THENCE N 16° 09' 53" E 310.53 TO A POINT IN THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT, LOCATED S 58° 52' 11" E 12.50' FROM SAID 2.11 ACRE TRACTS SOUTHWEST CORNER.

Tract 2:

Tax Map 178 00 0 080.00

Being a tract of land as shown on Property Map 178, Assessor's Office and lying in Metropolitan Nashville, Davidson County, Tennessee, bounded in general by James D. Stephenson's 5.05 acre tract on the south and west; Stephenson's 10 acre division

on the north; Jerry D. Wise and Kimberly Richey on the east more particularly described as follows:

Beginning at an iron pin set on the west line of Kimberly Richey (Ref. Deed Book 10715, page 54 R.O.D.C.), located N 31 degrees 07 minutes 49 seconds E 392.76 feet from a wood corner fence post on the north margin of State Highway 96 (Richey's southwest corner), thence leaving Richey and with James D. Stephenson's 5.05 acre tract, N 58 degrees 52 minutes 11 seconds W 125.00 feet to an iron pin set; thence N 44 degrees 21 minutes 55 seconds E 581.81 to an iron pin set in the south line of Stephenson's 10.00 acre tract S 77 degrees 30 minutes 06 seconds E 277.99 feet to an iron pin set in the West line of Jerry D. Wise (Ref. Instrument # 20010604 Page 57762 R.O.D.C.), thence leaving Stephenson's 10.00 acre tract with Wise's west line S 31 degrees 02 minutes 29 seconds W 267.88 feet to an existing iron pin, the northeast corner of the aforementioned Kimberly Richey; thence leaving Wise and with Richey's north and west lines N 56 degrees 24 minutes 08 seconds W 272.52 feet to an existing iron pin; thence S 31 degrees 07 minutes 49 seconds W 400.00 feet to the point of beginning, containing 2.11 acres, more or less, and being a portion of James D. Stephenson property as record in Instrument # 19991222 page 306065, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 24, 2002.

Together with a 25 foot ingress-egress and utility easement running from State Highway 96 through Stephenson's 5.05 acre tract to the south line of the above tract described as follows:

Commencing at a wood corner post on the north margin of State Highway 96, the southwest corner of Kimberly Richey (Ref. Deed Book 10715, page 54 R.O.D.C.) thence leaving Richey and with the north margin of State Highway 96, N 59 degrees 54 minutes 05 seconds W 19.00 feet to an point in the center of a 25 foot ingress-egress and utility easement; thence leaving State Highway 96 and with the center of said easement N 22 degrees 59 minutes 34 seconds E 94.05 feet to a point; thence N 16 degrees 09 minutes 53 seconds E 310.53 feet to a point in the south line of Stephenson's 2.11 acres tract, located S 58 degrees 52 minutes 11 seconds E 12.50 from the above tract's southwest corner.

Description Reference: Described according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 24, 2002.

Being the same property conveyed to David Billings and Coleen Billings by deed from Samuel Cavanaugh and wife, Deborah Cavanaugh dated May 12, 2016 and recorded in Instrument No. 20160523-0051210 on May 23, 2016 said Register's Office.

Pursuant to Tenn. Code Ann. S 66-24-121 (a) , the legal description is the same as in the previous deed of record.

Pursuant to Tenn. Code Ann. recorde660240121(a), the legal description was prepared from the boundary survey identified.

This instrument was prepared using information provided by the parties, without benefit of conducting a title search.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public, of the State and County aforesaid, personally appeared DAVID BILLINGS AND COLEEN BILLINGS (grantors), with whom I am personally acquainted *[or proved to me on the basis of satisfactory evidence]*, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they as such, executed the foregoing instrument for the purpose therein contained, by signing the names of DAVID BILLINGS and COLEEN BILLINGS. In addition to executing and acknowledging that they are the grantors and their intent to convey the property described herein, by executing this document in the names of DAVID BILLINGS and COLEEN BILLINGS.

Dad Billings
DAVID BILLINGS (GRANTOR)

Coleen Billings
COLEEN BILLINGS (GRANTOR)

WITNESS my hand and seal, this 26th day of JANUARY, 20___.

Notary Public

STEPHEN E. GRAUBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 07/19/20