Bill Garrett Davidson County
Batch# 64209 DEEDQC
03/02/2018 08:08:53 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20180302-0019609

This Instrument Prepared By:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Bill D. Williams	Same	119-9-179, 119-9-180
891 Curtiswood Lane		119-9-181, 199-9-182 & 183
Nashville, TN 37204		119-9-291, 119-9-303

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

BW LEASING, LLC

By: Bill D. Williams
Its: Manager

Sworn to and subscribed before me this the 23rd day of February, 2018.

Alicia L Riehl
Notary Public

ALICIA L RIEHL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 20, 2020

My Commission Expires: 9/20/20

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 is hereby acknowledged, the undersigned, BW Leasing, LLC, an Alabama limited liability company, hereinafter Grantor, hereby conveys to Bill D. Williams, hereinafter Grantee, his heirs and assigns, all of the right, title, and interest of Grantor in the following described real estate in Davidson County, Tennessee:

PARCEL I:
Being in the 6th (formerly 9th) Civil District of Davidson County, Tennessee, on the

Map of N.D. Overall's Subdivision, of part of Lot No. 1 of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee, being the westerly 40 foot frontage of Lot No. 15 on the south side of Whitsett Road running back 140 feet to an alley and showing 35 feet on alley.

PARCEL II:

Tract I: Being the easterly part of Lot 16 on the Map of N.D. Overall's Subdivision of the northeast part of Lot No. 1 of the Patterson Lane, as of record in Book 421, page 57, Register's Office for said County.

Said part of Lot No. 16 fronts 25 feet on the southerly side of Whitsett Road and extends back 140 feet on the easterly line and 140 feet, more or less, on the westerly line, with the easterly a margin of Foster Street, extended, to an alley in the rear on which it measures 16 feet.

TRACT II:

Being the east 10 feet front and 15 feet rear of Lot No. 15, and the west 32 feet front and 13.5 feet rear of Lot No. 14 on the Map of N.D. Overall's Subdivision, of a part of Lot No. 1 of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 42 feet on the southerly side of Whitsett Road, and runs back between lines, 140 feet, more or less, to an alley on which they measure 28.5 feet.

INCLUDED but EXCLUDED is that strip being 8 feet wide and 80 feet long, conveyed to Davidson County, by Charles Couch, as of record in Book 2241, page 146, Register's Office for Davidson County, Tennessee.

TRACT III:

Being the easterly 40 feet front of Lot No. 14 on the Map of N.D. Overall's Subdivision of the northeast part of Lot No. 1, in the Division of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the south side of Whitsett Road and extends back 142 feet on the easterly line and 140 feet on the westerly line, to an alley in the rear on which it measures 29 feet, more or less, thereon.

PARCEL III:

Land in Davidson County, Tennessee, being Lot Nos. 11 and 12, on the Map of W.D. Overall's Subdivision of the Northwest Part of Lot No. 1 of the Patterson Land, of record in Book 421, page 57, Register's Office for said County, and being more

particularly described according to a survey of Hal T. Swann, Jr., Surveyor, dated December 12, 1953, as follows:

Beginning at an iron pin on the westerly margin of Bubis Street and the southerly margin of an alley, being the northeast corner of Lot No. 12; thence in a westerly direction along the southerly margin of said alley, 98.9 feet to a point on the easterly margin of Foster Avenue; thence in a southeasterly direction along the margin of Foster Avenue, 177.4 feet to a point on the westerly margin of Bubis Street 163 feet to the point of beginning.

Being the same property conveyed to B.W. Leasing, LLC, an Alabama limited liability company, by Special Warranty Deed from First National Bank of Pulaski, Tennessee, of record as Instrument No. 20040419-0043930, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2018 taxes, a lien but not yet due and payable, which have been and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 323, page 535; Book 4383, page 928 and Book 4384, page 724, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage and incidental purposes, as set forth in the instrument recorded at Book 3701, page 12, Register's Office for Davidson County, Tennessee.

4. Easement for water main and incidental purposes as set forth in instrument recorded in Book 1466, page 365, Register's Office for Davidson County, Tennessee.

5. Easement for right-of-way of Whitsett Road and out-slope and incidental purposes, as set forth in instrument of record in Book 2276, page 360, Register's Office for Davidson County, Tennessee.

6. Easements for right-of-way as set forth in instruments of record in Book 2241, pages 143 and 146, Register's Office for Davidson County, Tennessee.

7. Title to that portion of said land embraced within the bounds of any streets, roads or highways.

PARCEL IV:
Land in the Sixth (6th) Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Turner Engineering Company, dated September 11, 1969, as follows:

Beginning at an iron pin set at the intersection of the southerly margin of Whitsett Lane and the easterly margin of Bubis Street, and being 162.00 feet easterly from Foster Avenue and continuing as follows: with the southerly margin of Whitsett Lane, South 83 deg. 15 min. East, a distance of 178.02 feet to an iron pin; thence with the common line of the herein described tract and property of Goodwill Industries, South 6 deg. 18 min. West a distance of 140.00 feet to an iron pin; thence North 83 deg. 15 min. West, a distance of 20 feet to an iron pin in the northeast corner of the National Bronze Service, Inc., thence with the northerly boundary of the same North 83 deg. 15 min. West 180 feet to an iron pin in the East margin of Bubis Street; thence with the East margin of Bubis Street, North 15 deg. 14 min. East a distance of 141.55 feet to the point of beginning, and containing 0.607 acre, more or less.

Being the same property conveyed to B.W. Leasing, LLC, an Alabama limited liability company, by Special Warranty Deed from EZ Scaffold Corp., of record as Instrument No. 20040419-0043932, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2018 taxes, a lien but not yet due and payable, which have been and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 323, page 535; Book 4383, page 928 and Book 4384, page 724, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage and incidental purposes, as set forth in the instrument recorded at Book 3701, page 12, Register's Office for Davidson County, Tennessee.

4. Easement for water main and incidental purposes as set forth in instrument recorded in Book 1466, page 365, Register's Office for Davidson County, Tennessee.

5. Easement for right-of-way of Whitsett Road and out-slope and incidental

purposes, as set forth in instrument of record in Book 2276, page 360, Register's Office for Davidson County, Tennessee.

6. Easements for right-of-way as set forth in instruments of record in Book 2241, pages 143 and 146, Register's Office for Davidson County, Tennessee.

7. Title to that portion of said land embraced within the bounds of any streets, roads or highways.

8. Convenant contained in Abandonment and Cancellation of the Recorded Plan of Whitsett Park of record in Book 4381, page 43, Register's Office for Davidson County, Tennessee, that Tract II will not be alienated except as a whole with the original tract described in Book 4344, page 423, Register's Office for Davidson County, Tennessee.

9. Permanent easement for encroachment to continue of record in Book 10283, page 870, Register's Office for Davidson County, Tennessee.

PARCEL V

Land in the Sixth (6th) Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Turner Engineering Company, dated December 15, 1970, as follows:

Beginning at a concrete monument in the southerly margin of Whitsett Lane, said monument being located South 83 deg. 15 min. East 158.25 feet from a concrete monument which is the most easterly radius turnout monument at the intersection of Whitsett Lane and Bubis Street, and said beginning point is further described as the northeast corner of property conveyed to Hugh F. Smith, III, by deed from Henry Horrell and wife, of record in Book 4406, page 195, Register's Office for said County; thence with said margin of Whitsett Lane, South 83 deg. 15 min. East, 139.28 feet to an iron pin; thence South 6 deg. 18 min. West 240.14 feet to a concrete monument; thence North 83 deg. 15 min. West 160 feet to a concrete monument, said point being the southwesterly corner of property conveyed to National Bronze Service Property, Inc., by deed of record in Book 3029, page 329, Register's Office for said County; thence with the easterly boundary of the said National Bronze Service Property, Inc., North 6 deg. 45 min. East 100 feet to a concrete monument in the southerly line of the property conveyed to Hugh F. Smith, III, previously mentioned; thence with said Hugh F. Smith's southerly line South 83 deg. 15 min. East 20 feet to a concrete monument; thence with the easterly boundary of the said Hugh F. Smith's property, North 6 deg. 18 min. East 140 feet to the point of beginning, containing 0.814 acre, more or less.

Being the same property conveyed to B.W. Leasing, LLC, an Alabama limited

liability company, by Special Warranty Deed from AmSouth Bank, of record as Instrument No. 20040419-0043933, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2018 taxes, a lien but not yet due and payable, which have been and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 323, page 535; Book 4383, page 928 and Book 4384, page 724, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage and incidental purposes, as set forth in the instrument recorded at Book 3701, page 12, Register's Office for Davidson County, Tennessee.

4. Easement for water main and incidental purposes as set forth in instrument recorded in Book 1466, page 365, Register's Office for Davidson County, Tennessee.

5. Easement for right-of-way of Whitsett Road and out-slope and incidental purposes, as set forth in instrument of record in Book 2276, page 360, Register's Office for Davidson County, Tennessee.

6. Easements for right-of-way as set forth in instruments of record in Book 2241, pages 143 and 146, Register's Office for Davidson County, Tennessee.

7. Title to that portion of said land embraced within the bounds of any streets, roads or highways.

In testimony whereof, the Grantor has hereunto set its signature the day and date first above written.

BW LEASING, LLC

By: Bill D. Williams
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared BILL D. WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be manager of BW Leasing, LLC, the within named bargainor, a limited liability company, and that as such manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as manager.

Witness my hand, at office, this 23rd day of February, 2018.

Alicia L Riehl
Notary Public

My Commission Expires: 9/20/20

