Bill Garrett
Batch# 90103
05/08/2018 11:38:35 AM
Fees: $47.00 Taxes: $0.00
Davidson County
DEEDQC
9 pgs
20180508-0044002

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, Tennessee 37203

QUITCLAIM DEED

Address of new owners as follows:	**Send tax bills to:**	**Map-Parcel Nos.**
Janice Gail Franks **Kenneth Dale Hall** **Alan Perry Hall** **521 Farmer Road** **Eagleville, TN 37060**	**(Same)**	**Part of:** **085-14-0-023.00, and** **All of:** **085-14-0-022.00** **085-14-0-024.00**

WHEREAS, **Janice Gail Franks, Kenneth Dale Hall** and **Alan Perry Hall** (collectively, the "Grantors") own three parcels of land in Davidson County, Tennessee as more particularly described on **Exhibit A**, **Exhibit B** and **Exhibit C** attached hereto and incorporated herein by this reference;

WHEREAS, the three tracts described in Exhibits A, B and C attached hereto are contiguous and Grantors desire to combined all three lots into a single parcel and to set forth a new description for the combined parcels;

NOW THEREFORE, for and in consideration of the foregoing, Grantors do hereby convey unto **Janice Gail Franks, Kenneth Dale Hall** and **Alan Perry Hall** (collectively, the "Grantees"), and their heirs, successors and assigns all of Grantors' right, title and interest in and to certain real property situated in Davidson County, Tennessee described on **Exhibit A**, **Exhibit B** and **Exhibit C** attached hereto and incorporated herein by this reference which are hereby combined and, as combined, are more particularly described as follows:

Land situated in the 14th Councilmanic District of Nashville, Davidson County, Tennessee and being part of parcel 08514002300 and all of parcels 08514002200 & 08514002400 and being more particularly described as follow:

Beginning at a concrete monument (old) in the westerly terminus of Walcott Drive, said monument also being the northwest corner of Lot 5 on the plat entitled Stanford Country Club Estates of record in Plat Book 2900, Page 50, R.O.D.C.;

Thence, with the line of lot 5 South 34°47'22" East, a distance of 241.45 feet to an iron rod (new);

Thence, with the northerly line of BMCH Tennessee, LLC, of record in Instrument numbers 201711030113026 and 201711030112995, R.O.D.C., South 57°59'05" West, a distance of 379.01 feet to an iron rod (new);

Thence, along the easterly line of BMCH Tennessee, LLC of record in Instrument 20171103-0113016 , R.O.D.C. the next two (2) calls:

Thence, North 32°25'22" West, a distance of 213.30 feet to an iron rod (old);

Thence, North 32°36'16" West, a distance of 516.19 feet to an iron rod (old) on the bank of the Stones River;

Thence, along the Stones River North 11°39'15" East, a distance of 483.07 feet to a Sycamore tree;

Thence, along the westerly line of Greg Page of record in Instrument 20150331-0027458, R.O.D.C. and Parcel "A" Reserved as shown on said Stanford Country Club Estates South 34°47'22" East, a distance of 838.35 feet to the Point of Beginning, containing an area of 327,100 Square Feet or 7.51 Acres, more or less.

Being the same property conveyed to Janice Gail Franks, Kenneth Dale Hall and Alan Perry Hall by Executor Warranty Deed from Janice Gail Franks as the Executrix of the Estate of John William Hall, dated July 21, 2011 and recorded as Instrument No. 20110802-0059392 in the Register's Office for Davidson County, Tennessee; and by Special Warranty Deed from Alan Perry Hall and wife, Lois Eileen Hall dated _____, 2017 and recorded as Instrument No. 20180508004400 in the Register's Office for Davidson County, Tennessee; and by Special Warranty Deed from Susan Gentry Tarpy dated _____, 2017 and recorded as Instrument No. 20180508004394 in the Register's Office for Davidson County, Tennessee; and

THE PURPOSE OF THIS QUITCLAIM DEED IS TO COMBINE AND CONSOLIDATE THREE CONTIGUOUS PARCELS OF LAND.

Said property is conveyed subject to all such easements, limitations, restrictions, and encumbrances as may affect said parcels, as so combined.

[SIGNATURE PAGES FOLLOW]

Witness my hand this 18th day of April 2018 the bargaining party, having caused my name to be signed hereto on said day and date.

Janice Gail Franks

Janice Gail Franks

STATE OF TENNESSEE)
RUTHERFORD)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Janice Gail Franks** 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, at office, this 18th day of April 2018.

Mechelle D Jones

Notary Public

My commission expires: 4/18/18

MECHELLE D JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hand this 25th day of April 2018 the bargaining party, having caused my name to be signed hereto on said day and date.

Kenneth Dale Hall

Kenneth Dale Hall

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Kenneth Dale Hall** 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, at office, this 25th day of April 2018.

JANETTE HAMPTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES MARCH 16, 2021

Notary Public

My commission expires: March 16, 2021

Witness my hand this 23 day of April 2018 the bargaining party, having caused my name to be signed hereto on said day and date.

Alan Perry Hall

Alan Perry Hall

STATE OF ARKANSAS)
COUNTY OF Pulaski)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Alan Perry Hall** 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, at office, this 23 day of April 2018.

Audrey Taylor

Notary Public

My commission expires: Feb. 11, 2023

AUDREY F TAYLOR
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires February 11, 2023
Commission No. 12392218

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ RUTHERFORD)

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

Janice Gail Franks
Affiant

Subscribed and sworn to before me, this the 18th day of April 2018.

Mechelle D Jones
Notary Public

My Commission Expires: 4/18/18

MECHELLE D JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

[*Property Legal Description*]

Land in Davidson County, Tennessee, located on the Northerly side of Lebanon Road. Beginning at an iron pin (set) in the westerly line of Alan and Lois Hall, of record in Instrument Number 20130805-0081700, in the Register's Office for Davidson County, Tennessee said pin lying NORTH 32°37'06" WEST a distance of 970.46 feet from an iron pin (old) in the northerly margin of Lebanon Road, also being the southwest corner of Hall;

Thence, with the common line of Hall and Janice Franks, of record in Instrument No. 20110802-0059392, said Register's Office:

NORTH 32°37'06" WEST a distance of 238.98 feet to an iron pin set;

Thence, with the line of Franks, NORTH 50°32'04" EAST a distance of 173.00 feet to the iron pipe (old) at the terminus of Walcott Drive;

Thence, with said terminus and with the westerly line of Stanford Country Club Estates, of record in Plat Book 2900, Page 50, R.O.D.C., TN;

SOUTH 34°47'22"EAST a distance of 261.71 feet to an iron pin (set);

Thence, with a new severance line, SOUTH 57°59'05" WEST a distance of 181.69 feet to the point of beginning,

Containing an area of 44,271 square feet or 1.02 acres, more or less.

Being the same property conveyed to Janice Gail Franks, Kenneth Dale Hall and Alan Perry Hall by Special Warranty Deed from Alan Perry Hall and wife, Lois Eileen Hall dated _____, 2017 and recorded as Instrument No. 20180508004000 in the Register's Office for Davidson County, Tennessee.

- End of Exhibit A -

EXHIBIT B

[*Property Legal Description*]

Land in the 3rd, formerly the 2nd, Civil District of said County described as follows:

Beginning at an iron pin (set) in the common line of Susan Gentry Tarpy, of record in instrument No. 200001070002452, in the Register's Office for Davidson County, Tennessee and Janice Franks, of record in Instrument No.: 20110802-0059392, said Register's Office;

Said pin in lying NORTH 32°36'47" WEST a distance of 970.61 feet from the southeast corner of Tarpy, at the northerly right of way of Lebanon Road;

Thence, with a new severance line SOUTH 57°59'05" WEST a distance of 182.41 feet to an iron pin (set);

Thence, NORTH 32°25'22" WEST a distance of 213.30 feet to iron pin (set);

Thence, with the line of Franks NORTH 50°32'04" EAST a distance of 183.00 feet to an iron pin (set);

Thence, with the common line of Tarpy and Franks SOUTH 32°36'47" EAST a distance of 237.04 feet to the point of beginning.

Containing an area of 40,987 square feet or 0.941 acres, more or less.

Being the same property conveyed to Janice Gail Franks, Kenneth Dale Hall and Alan Perry Hall by Special Warranty Deed from Susan Gentry Tarpy dated _____, 2017 and recorded as Instrument No. 20180508 0043994 in the Register's Office for Davidson County, Tennessee.

- End of Exhibit B -

EXHIBIT C

[*Property Legal Description*]

Land in the 3rd formerly the 2nd Civil District of Davidson County, Tennessee described accordingly to a survey made by Geo. W. Watkins, Surveyor, June 26, 1956, as follows:

Beginning at a point in the center of the Lebanon Pike at the southwest comer of the property conveyed to George W. Laws and wife, by W. H. Criswell and wife, by deed of record in Book 1717, page 507, Register's Office for said County; thence with the center of said Pike, westwardly 15 feet to a point 185 feet easterly from the southeast corner of the property conveyed to Mrs. E. L. (Myrtle) Dudney by Mrs. Janie Polk, by deed of record in Book 1198, page 275, said Register's Office; thence north 36° 30' west 1260.5 feet to an iron pin; thence south 46° 30' west 183 feet to an iron pin in the eastern boundary line of said Dudney Property; thence with said line, north 36° 30' west 557 feet to the low water mark of Stones River; thence up said river, north 6° east 480 feet, more or less, to a 15 inch sycamore; thence south 38° east 864 feet to the northeast comer of said Law's property; thence with the northern boundary line of same, south 46° 15' west 173 feet to an iron pin, Law's northwest comer, thence with Law's western boundary line, south 36° 30' east 1261 feet to the beginning.

Being the same property conveyed to Janice Gail Franks, Kenneth Dale Hall and Alan Perry Hall by Executor Warranty Deed from Janice Gail Franks as the Executrix of the Estate of John William Hall, dated July 21, 2011 and recorded as Instrument No. 20110802-0059392 in the Register's Office for Davidson County, Tennessee.

- End of Exhibit C -