Bill Garrett Davidson County
Batch# 96024 DEEDQC
05/23/2018 01:16:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180523-0049455

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE ALL TAX PARCELS INTO ONE TAX PARCEL

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCELS:**
Lewis B. James	Lewis B. James	095030A07200CO
2250 Lebanon Pike	1255 Goshentown Road	09503000800
Nashville, TN 37214	Hendersonville, TN 37075	09503012900
		08415011800
		09503012500

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Lewis B. James and wife, Connie M. James**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Lewis B. James and wife, Connie M. James,** all our interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

PARCEL 095030A07200CO:

Land in Davidson County, Tennessee, Being Reserve Parcel A, on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, as amended in Instrument No. 20130227-0019654, in the Register's Office for Davidson County, Tennessee, and also described in Plat Book 5200, page 702, in the Register's Office of Davidson County

Being the same property conveyed to Lewis B. James by warranty deed from Meekahl B. Davis recorded as Instrument No. 20170119-0005875, in the Register's Office for Davidson County, Tennessee.

PARCELS 09503000800, 09503012900 and 08415011800:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Chitwood Property, of record in Plat Book 3842, page 251, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Land in Davidson County, Tennessee, being the remaining part not used as a right-of-way for Briley Parkway of Lot No. 6 on the Plan of Section 1, Castlewood Estates, of record in Plat Book 2331, Page 72, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point where the property line between Lots 6 and 7 intersect the south margin of Revere Place; thence South 10 degrees 41 minutes West, 282.20 feet along said lot line to a

point; thence South 81 degrees 42 minutes West, 24.60 feet to a point; thence North 1 degree 22 minutes West, 302.0 feet along the east right-of-way of Briley Parkway to a point; thence South 74 degrees 05 minutes East, 69.41 feet along the south margin of Revere Place to a point; thence southeasterly 17.25 feet along a curve that has a 309.11 foot radius on the south margin of Revere Place, to the point of beginning, containing 15,770 square feet, more or less.

INCLUDED but EXCLUDED from the above described tract is that portion conveyed to the State of Tennessee by Deed of record in Instrument No. 20030328-0040605, said Register's Office, to which reference is made for a more complete description of excluded tract.

Together with a nonexclusive and jointly used easement for access across Lot 2 reserved by Harry H. Chitwood in Will of record in Will Book 160, Page 138, Probate Court for Davidson County, Tennessee, and consisting of the macadam driveway as the same was in existence at the date of death of Harry H. Chitwood. (Also see Easement of record in Book 9686, Page 414, in said Register's Office.)

Being part of the same property conveyed to Lewis B. James and Connie M. James, husband and wife, by deed from Peggy Marie Smith Moss, married, and Anita Dawn Smith, recorded as Instrument No. 20160824-0088440, in the Register's Office for Davidson County, Tennessee.

PARCEL 09503012500:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Chitwood Property, of record in Plat Book 3842, Page 251, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with a nonexclusive and jointly used easement for access across Lot 1 reserved by Harry H. Chitwood in Will of record in Will Book 160, Page 138, Probate Court for Davidson County, Tennessee, and consisting of the macadam driveway as the same was in existence at the date of death of Harry H. Chitwood. (Also see Easement of record in Book 11135, Page 242, in said Register's Office.)

Being part of the same property conveyed to Lewis B. James and Connie M. James, husband and wife, by deed from Peggy Marie Smith Moss, married, and Anita Dawn Smith, recorded as Instrument No. 20160824-0088440, in the Register's Office for Davidson County, Tennessee.

This property is also known as **2250 Lebanon Pike, Nashville, Tennessee 37214.**

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 23rd day of May, 2018.

Lewis B. James

Connie M. James

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Lewis B. James and Connie M. James**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of May, 2018.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County