Bill Garrett Davidson County
Batch# 100616 DEEDQC
06/05/2018 11:14:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180605-0053665

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

This instrument was drafted from information furnished by the parties.

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Mike Ford Custom Builders, LLC	NEW OWNER	Map 104-09
390 Mallory Station Rd. #100		Parcels: 93, 302, 303
Franklin, TN 37067		304 & 305

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **MIKE FORD CUSTOM BUILDERS, LLC, a Tennessee limited liability company**, 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 **MIKE FORD CUSTOM BUILDERS, LLC, a Tennessee limited liability company**, all its interest in and to a certain tracts of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR THE FULL LEGAL DESCRIPTIONS

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

WITNESS my hand this the 4 day of ~~May~~ June, 2018.

MIKE FORD CUSTOM BUILDERS, LLC

By: Mike E Ford, Member Manager
Mike E. Ford, Member Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mike E. Ford, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member Manager of Mike Ford Custom Builders, LLC, the within named bargainor, a limited liability company, and that he as such Member Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the limited liability company by the said Mike E. Ford as such Member Manager.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 4 day of ~~May~~ June, 2018.

Jodi L Spoon
Notary Public

My commission expires 7-5-2021

JODI L SPOON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00

Affiant

Sworn to and subscribed before me this the 4 day of ~~May~~ June, 2018.

Notary Public

My commission expires:

7-5-2021

JODI L SPOON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 113 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151 Register's Office for said County and as shown on the Unrecorded Plan.
COMMENCING AT AN IRON ROD (NEW) IN THE EASTERLY R/W OF BOWLING AVENUE AND SOUTHERLY R/W OF ALLEY #1153, HAVING A NORTHING OF 657,386.22 AND AN EASTING OF 1,724,619.16 (NAD83); THENCE WITH THE SAID ALLEY NORH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 201.04 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE PROPERTY HEREIN DESCRIBED, THENCE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 48.62 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER OF SAID KOPRA PROPERTY; THENCE LEAVING THE SAID ALLEY SOUTH 24 DEGREES 24 MINUTES 41 SECONDS EAST, 185.92 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF RICHLAND AVENUE; THENCE WITH RICHLAND AVENUE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1647.67 FEET, A CENTRAL ANGLE OF 01 DEGREES 48 MINUTES 28 SECONDS, AN ARC LENGTH OF 51.98 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 38 MINUTES 24 SECONDS WEST, 51.98 FEET TO AN IRON ROD (NEW); THENCE LEAVING RICHLAND AVENUE NORTH 23 DEGREES 27 MINUTES 26 SECONDS WEST, 190.28 FEET TO THE POINT OF BEGINNING.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 115 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151 Register's Office for said County and as shown on the Unrecorded Plan.
COMMENCING AT AN IRON ROD (NEW) IN THE EASTERLY R/W OF BOWLING AVENUE AND SOUTHERLY R/W OF ALLEY #1153, HAVING A NORTHING OF 657,386.22 AND AN EASTING OF 1,724,619.16 (NAD83); THENCE WITH THE SAID ALLEY NORH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 150.53 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE PROPERTY HEREIN DESCRIBED, THENCE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 50.51 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER OF PARCEL 93; THENCE LEAVING THE SAID ALLEY SOUTH 23 DEGREES 27 MINUTES 26 SECONDS EAST, 190.28 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF RICHLAND AVENUE; THENCE WITH RICHLAND AVENUE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1647.67 FEET, A CENTRAL ANGLE OF 01 DEGREES 45 MINUTES 39 SECONDS, AN ARC LENGTH OF 50.63 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 62 DEGREES 25 MINUTES 27 SECONDS WEST, 50.63 FEET TO AN IRON ROD (NEW); THENCE LEAVING RICHLAND AVENUE NORTH 23 DEGREES 27 MINUTES 26 SECONDS WEST, 192.93 FEET TO THE POINT OF BEGINNING.

TRACT THREE:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:
Being Lot No. 117, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but such lots are shown on the Unrecorded Plan.
COMMENCING AT AN IRON ROD (NEW) IN THE EASTERLY R/W OF BOWLING AVENUE AND SOUTHERLY R/W OF ALLEY #1153, HAVING A NORTHING OF 657,386.22 AND AN EASTING OF 1,724,619.16 (NAD83); THENCE WITH THE SAID ALLEY NORH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 100.02 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE PROPERTY HEREIN DESCRIBED, THENCE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 50.51 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER OF PARCEL 302; THENCE LEAVING THE SAID ALLEY SOUTH 23 DEGREES 27

MINUTES 26 SECONDS EAST, 192.93 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF RICHLAND AVENUE; THENCE WITH RICHLAND AVENUE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1647.67 FEET, A CENTRAL ANGLE OF 01 DEGREES 45 MINUTES 27 SECONDS, AN ARC LENGTH OF 50.54 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 11 MINUTES 00 SECONDS WEST, 50.54 FEET TO AN IRON ROD (NEW); THENCE LEAVING RICHLAND AVENUE NORTH 23 DEGREES 27 MINUTES 26 SECONDS WEST, 194.02 FEET TO THE POINT OF BEGINNING.

TRACT FOUR:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:
Being Lot No. 119, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but such lots are shown on the Unrecorded Plan.
COMMENCING AT AN IRON ROD (NEW) IN THE EASTERLY R/W OF BOWLING AVENUE AND SOUTHERLY R/W OF ALLEY #1153, HAVING A NORTHING OF 657,386.22 AND AN EASTING OF 1,724,619.16 (NAD83); THENCE WITH THE SAID ALLEY NORH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 50.01 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE PROPERTY HEREIN DESCRIBED, THENCE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 50.01 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER OF PARCEL 303; THENCE LEAVING THE SAID ALLEY SOUTH 23 DEGREES 27 MINUTES 26 SECONDS EAST, 194.02 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF RICHLAND AVENUE; THENCE WITH RICHLAND AVENUE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1647.67 FEET, A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 20 SECONDS, AN ARC LENGTH OF 50.0 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 55 MINUTES 54 SECONDS EAST, 50.00 FEET TO AN IRON ROD (NEW); THENCE LEAVING RICHLAND AVENUE NORTH 23 DEGREES 27 MINUTES 26 SECONDS WEST, 193.57 FEET TO THE POINT OF BEGINNING.

TRACT FIVE:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:
Being Lot No. 121, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, in the Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but such lots are shown on the Unrecorded Plan.
POINT OF BEGINNING BEING AN IRON ROD (NEW) IN THE EASTERLY R/W OF BOWLING AVENUE AND SOUTHERLY R/W OF ALLEY #1153, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 657,386.22 AND AN EASTING OF 1,724,619.16 (NAD83); THENCE LEAVING BOWLING AVENUE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 50.01 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER OF PARCEL 304; THENCE LEAVING THE SAID ALEY SOUTH 23 DEGREES 27 MINUTES 26 SECONDS EAST, 193.57 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF RICHLAND AVENUE; THENCE WITH RICHLAND AVENUE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1647.67 FEET, A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 21 SECONDS, AN ARC LENGTH OF 13.11 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 01 MINUTES 45 SECONDS WEST, 13.11 FEET TO AN IRON ROD (NEW); THENCE SOUTH 66 DEGREES 30 MINUTES 22 SECONDS WEST, 36.89 FEET TO A ½ INCH IRON ROD (OLD) IN THE EASTERLY R/W OF BOWLING AVENUE; THENCE WITH BOWLING AVENUE NORTH 23 DEGREES 27 MINUTES 26 SECONDS EAST, 192.50 FEET TO THE POINT OF BEGINNING.

Being part of the same property conveyed to Mike Ford Custom Builders, LLC by deeds of record in Instrument No. 20150619-0059101 and Instrument No. 20150619-0059102, Register's Office for Davidson County, Tennessee.