Bill Garrett Davidson County
Batch# 105803 DEEDQC
06/18/2018 11:42:38 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180618-0058301

THIS INSTRUMENT PREPARED BY:
Kelcy Morris
Schaffer Law Firm
1200 Villa Place, Suite 200
Nashville, Tennessee 37212

FROM: SUZANNE ELIZABETH BROWNING, Grantor

TO: ROBERT KENTON BROWNING, JR., Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is Ten and No/100 Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 14th day of May, 2018.

My Commission Expires: 1/8/19

NOTARY PUBLIC

KELCY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Address New Owner as Follows:
Robert Kenton Browning
1110 Goose Bay
Ashland City, TN 37015

Send Tax Bills To:
Robert Kenton Browning
1110 Goose Bay
Ashland City, TN 37015

Map-Parcel:
055 00 0 046.01
And
055 00 0 069.00
and
055 00 0 070.00

QUITCLAIM DEED

In consideration of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, **Suzanne Elizabeth Browning,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Robert Kenton Browning,** GRANTEE. Said property conveyed herein is described as follows:

LEGAL DESCRIPTION HERE

Libble Road
Nashville, Tennessee 37218

4100 Libble Road
Nashville, Tennessee 37218

4192 Libble Road
Nashville, Tennessee 37218

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14 day of May, 2018.

SUZANNE ELIZABETH BROWNING

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Suzanne Browning with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 14th day of May, 2018.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
JULY 02, 2018

POLLY S. SIMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Tract 1 (Libble Road):
BEING approximately a 50 acre Tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the middle of Island Branch, at an iron pin at bridge or culvert under the Old Hydes Ferry Pike and near spring house; and running from said beginning point south 1 deg. 51' East 195.75 feet to a point; thence South 35 deg. 22' East 109.87 feet to a point; thence North 89 deg. 37' East 354.16 feet to a point; thence South 75 deg. 21' East 100.32 feet to a point; thence South 58 deg. 40' East 144.57 feet to a point; thence South 53 deg. 42' East 184.95 feet to a point; thence South 85 deg. 46' East 132.26 feet to a point; thence South 51 deg. 45' East 175.19 feet to a point; thence South 32 deg. 04' East 608.23 feet to a point; thence South 78 deg. 09; West 24.58 feet to a point; thence South 33 deg. 57' West 163.24 feet to a point; thence South 8 deg. 45' West 226.38 feet to a point; thence South 31 deg. 02' West 35.46 feet to a point; thence South 48 deg. 30' West 245.98 feet to a point; thence South 71 deg. 29' West 82.49 feet to a point; thence South 81 deg. 18'West 49.29 feet to a point; thence North 72 deg. 34' West 1178.52 feet to a point; thence South 44 deg. 42' West 1071.38 feet to a point in the northerly margin of the new State Highway running to Ashland City; thence with the margin of said Highway approximately North 72 deg. West 228 feet to a point; thence leaving said Highway North 54 deg. East 113 feet to a point; thence South 44 deg. 42' West 1071.38 feet to a point in the northerly margin of the new State Highway running to Ashland City; thence with the margin of said Highway approximately North 72 deg. West 228 feet to a point; thence leaving said Highway North 54 deg. East 113 feet to a point; thence North 40 ½ deg. East 450 feet to a point in the center of Libble Road (the Old Hydes Ferry Pike); thence with the center line of said road in the northeasterly direction approximately 1567 feet more or less to the point of beginning.

REFERENCE IS ALSO HERE MADE to an agreement to Establish Boundary Line Between Adjoining Property Owners, between Sammy Denney and Timothy P. Lendman and wife, Carmen B. Lendman, of record in Book 5919, page 337, said Register's Office.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is the following described parcel of land, to-wit: Beginning at a culvert is opposite the residence on the north side of said road, or Faye Idell Denney, acquired by a deed of record in Book 4807, page 36, Register's Office for Davidson County, Tennessee and beginning with Said point on the south side of said Old Hydes Ferry Road west and along the southerly margin of said road 900 feet to a point in said road; thence sout approximately 205 feet to a point; thence east and parallel to said Old Hydes Ferry Road, 900 feet to appoint; thence north in the culvert on the south side of Old Hydes Ferry Road, the point of beginning, being two acres of Land.

ALSO INCLUDED in the above description but specifically EXCLUDED from this conveyance is the following described parcel of land, to-wit: BEGINNING at a point in N.E. corner of this tract of land and formerly as interior corner between Akin and Denney; thence uphill with old line N 84 deg. 45' W 405.0 feet more or less to a point in the old line; thence S 1 deg. 30' W 82.0 feet

to an iron pin an stake in Hillside; thence with a new line severing the Denny property S 19. 30' E 842.0 feet more or less (crossing a hill and across a hollow) to an iron pin on the east slope side of large hill top; thence with old line N 10 deg. 15' E 814.0 feet to iron post, the point of beginning, containing 3.88 acres more or less. BEING the same property conveyed to Ernest Akins by deed from Sam Denny and wife, Mary Kay Denny, of record in Book 5211, page 671, and as re-recorded in Book 5222, page 515, said Register's Office.

Being part of the same property conveyed to Sammy Denny, by deed from Robert Denny and wife, Ardella Denney, of record 4864, page 465, dated October 29, 1974, said Register's Office.

Tract 2 (Libble Road):

Land in Davidson County, Tennessee in the old 13th Civil District of Davidson County, Tennessee, described as follows to wit: Beginning at a culvert on the south side of Old Hydes Ferry Road which culvert is opposite the residence, on the north side of said road, of Faye Idell Denney, acquired by a deed or record in Bool 4807, page 36, Register's Office for Davidson County, Tennessee and beginning with Said point on the south side of said Old Hydes Ferry Road west and along with the southerly margin of said road 900 feet to a point in said road; thence south approximately 205 feet to a point; thence east and parallel to said Old Hydes Ferry Road, 900 feet to a point; thence north to the culvert on the south side of Old Hydes Ferry Road, the point of beginning, being two acres of Land.

Being the same property conveyed to Sammy Denney, by deed from Robert Denney and wife, Ardella Denney, of record as Book 5701, page 900, dated January 19, 1981, said Register's Office.

Tract 3 (Libble Road):

Land in Davidson County, Tennessee, located in the 13th Civil District and described as follows: A portion of the Akin property beginning at an iron spike in the center of a bridge over a branch of Libble Road or Old Hydes Ferry Pike, N 78 deg. E, 97.90 feet to a point; thence S 78 deg. E, 56.80 feet to a point; thence S 65 deg. E, 268.40 feet to an iron spike in the center of the road; thence with a new line severing the property, S 01 deg. 30'W, 116.0 feet to a point in the old line; thence with old line between Denny & Akin, N 84 deg. 45'W, 395.0 feet more or less to a point formerly an iron pin; thence N 1 deg. 45'E, 198.0 feet to a spike in the center of a bridge, the point of beginning. Containing 1.77 acres more or less.

Being the same property conveyed to Sammy Denny, by deed from Earnest Akins, of record as Book 5214, page 873, dated July 28, 1977, said Register's Office.

Sammy Denny and Sammy Denney being one and the same person.

This being the same property conveyed to Robert K. Browning and wife Suzanne Browning by deed from Sammy Denney, unmarried, recorded on the 2nd day of November 2007 in instrument 20071102-0129489, in the Register's Office of Davidson County, Tennessee.

This is unimproved/improved property known as: ____ Libble Road, Nashville, Tennessee 37218.