Bill Garrett Davidson County
Batch# 107695 DEEDQC
06/25/2018 08:42:47 AM 12 pgs
Fees: $67.00 Taxes: $0.00
20180625-0060727

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| **THIS INSTRUMENT PREPARED BY:**<br><br>**JEFFREY MOBLEY, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is NONE.<br><br>Dewey Lineberry, Affiant<br><br>Subscribed and sworn to before me, this 2nd day of May, 2018.<br><br>Notary Public<br><br>My Commission Expires: |

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Dewey Lineberry and wife,<br>Maribel V. Lineberry<br>116 Lineberry Blvd<br>Mt. Juliet, Tennessee 37122 | SAME | DAVIDSON COUNTY:<br>053 12 0074.00<br>075 09 0261.00<br>053 12 0078.00<br>WILSON COUNTY:<br>054 140.01<br>099 001.01<br>096G D 058.00<br>072P B 001.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS** that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of a re-conveyance to create a tenancy by the entireties, we, Dewey Lineberry and Maribel V. Lineberry, hereby remise, release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tracts of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Dewey Lineberry and wife, Maribel V. Lineberry, as tenants by the entirety, with right of survivorship, the same properties hereinabove described and set forth, to which reference is hereby made, and said properties are quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**WITNESS** our hands this 2nd day of May, 2018.

**Dewey Lineberry**

**Maribel Lineberry**

**Jeffrey Mobley, Trustee**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dewey Lineberry and Maribel Lineberry, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of May, 2018.

My Commission Expires: _____



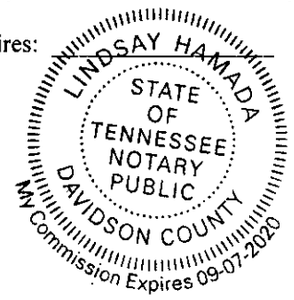

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of May, 2018.

My Commission Expires: _____




Notary Public

## EXHIBIT A

### Legal Descriptions

**Davidson County: 075 09 0 261.00**
**4900 Old Hickory Boulevard, Hermitage, Tennessee 37076**

Land in Davidson County, Tennessee, being described according to a survey made by James L. Murphy, Jr., Surveyor, dated June 30, 1967, as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, the same being 25 feet South of the center line of Plantation Drive, as extended; thence North 75 deg. 1 *S'* East, 161. 7 feet, to an iron pin; thence South 16 deg. 05' East, 70 feet, to an iron pin; thence South 75 deg. 10' West, 161.4 feet, to an iron pin in the easterly margin of Old Hickory Boulevard; thence North 16 deg. 15' West along the easterly margin of said Old Hickory Boulevard, 70 feet, to the point of beginning.

INCLUDED in the above described property but specifically EXCLUDED therefrom is that property granted to the State of Tennessee by Agreed Judgment of record in Book 6078, Page 968, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Dewey Lineberry and Maribel V. Lineberry, by deed from Elias Marrero and wife, Ileana Marrero, of record as Instrument No. 20140528-0045523, Register's Office for Davidson County, Tennessee.

Exceptions:

1. Subject to grant of easement and rights-of-way of record in Instrument No. 200008290085096, Register's Office for Davidson County, Tennessee, and all matters set forth therein, unto Crown Communications, Inc.; and prior cellular tower leases originally of record in Book 10830, Page 691; Book 11520, Page 445, as assigned to Crown Castle PT, Inc. in Book 11520, Page 452, and Assignment of Lease unto. Crown Communications in Instrument No. 200008290085098, said Register's Office, prior to grant of easement and rights-of-way, as aforesaid.
2. Subject to easement for water and sewer lines in Book 3793, Page 631, Register's Office for Davidson County, Tennessee; permanent easement for traffic signal for Plantation Drive in Book I 0658, Page 942, said Register's Office.

This is improved property known as 4900 Old Hickory Boulevard, Hermitage, Tennessee 37076.

**Davidson County: 053 12 0 074.00**
**2615 Old Hickory Boulevard, Old Hickory, Tennessee 37138**

Being the northerly 63 feet of Lots 14, 15, and 16 in Block 4, Dabbs and Elliott's Subdivision property, as shown of record in Book 547, page 97, Register's Office of Davidson County, Tennessee, to which record reference is hereby expressly made and adopted.

Said Lots front 25 feet each on the southerly side of an alley located at the northerly side of said Lots, and each run back southerly 63 feet between parallel lines to a deal line, and each Lot measures thereon 25 feet.

Being the same property conveyed to Dewey Lineberry and wife, Maribel V. Lineberry, by deed from Kevin Kremposky, as Substitute Executor of the Estate of Bobbie J. Gann, of record as Instrument No. 20130604-0056644, Register's Office for Davidson County, Tennessee.

This property is subject to a right-of-way easement for highway purposes as recorded in Book 4993, Page 951, Register's Office of Davidson County, Tennessee.

This is improved property known as 2615 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

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**Davidson County: 053 12 0 078.00**
**2617 Old Hickory Boulevard, Old Hickory, Tennessee 37138**

Being Lots Nos. 17, 18, 19, 20, and 21 of Block 4 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office of said County.

Said Lots Nos. 17, 18, 19, 20 front 25 feet each on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and run back between parallel lines 120 feet to an alley.

Said Lot No. 21 fronts 23 feet on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and runs back between parallel lines with the northwesterly margin of 28th Street, 120 feet to an alley.

Being the same property conveyed to Dewey Lineberry and wife, Maribel V. Lineberry, by deed from Kevin Kremposky, as Substitute Executor of the Estate of Bobbie J. Gann, of record as Instrument No. 20130604-0056644, Register's Office for Davidson County, Tennessee.

This is improved property known as 2617 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

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**Wilson County: 054 140.01**
**Lebanon Road, Mt. Juliet, Tennessee 37122**

Land in Wilson County, Tennessee, being Lot 2 on the Resubdivision of Lots 23 and 24, Noels Heights, as shown by a plan of record in Plat Book 18, Page 690, Register's Office for Wilson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Dewey Lineberry and Maribel V. Lineberry, as tenants in common with rights of survivorship as to a one-third (1/3) undivided interest, Thomas P. Courtney and wife, Elizabeth G. Courtney as tenants in common with rights of survivorship as to a one-third (1/3) undivided interest, and Charles V. Duncan and wife, Felicia C. Duncan, as tenants in common with rights of survivorship as to a one-third (1/3) undivided interest, by deed from Donald R. Barrett, Jr., Trustee, of record in Book 1565, page 1486, Register's Office for Wilson County, Tennessee.

Also being a portion of the same property conveyed to Thomas Courtney (being one and the same as Thomas P. Courtney), by deed from Elizabeth Courtney (being one and the same of Elizabeth G. Courtney), of record in Book 1709, page 1422, Register's Office for Wilson County, Tennessee.

Also being conveyed to Dewey Lineberry and Maribel V. Lineberry, as tenants in common with rights of survivorship, as to a two-thirds (2/3) undivided interest, Felicia C. Duncan, as to a one-third (1/3) undivided interest, by deed from Thomas P. Courtney, of record in Book 1709, page 1425, and further corrected in Book 1758, page 1242, and Book 1758, page 1246, Register's Office for Wilson County, Tennessee.

Also being the same property conveyed to D. Mark Lineberry, Trustee of the 11600 Lebanon Road Trust, dated February 10, 2017, consisting of a one-third (1/3) undivided interest, by deed from Felicia C. Duncan, of record in Book 1745, page 2401, Register's Office for Wilson County, Tennessee.

This is unimproved property known as Lebanon Road, Mt. Juliet, Tennessee 37122.

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**Wilson County: 099 001.01**
**1712 South Mt. Juliet Road, Mt. Juliet, Tennessee 37122**

Land in Wilson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the easterly margin of said South Mt. Juliet Rd. being the northwesterly corner of this tract, and running thence South 87 deg 0 min East 1192.2 ft. to an iron pin; thence South 6 deg 54 min West 400 ft to an iron pin; thence North 87 deg 0 min West 1190 ft to an iron pin in the easterly boundary of South Mt. Juliet Rd.; thence with said Road North 6 deg 35 min East 400 ft to the point of beginning, containing 10.91 acres, more or less. Bounded on North and South by other property of Louise Litsey; bounded on West by South Mt. Juliet Road.

Being the same property conveyed to Dewey Lineberry and Maribel Lineberry, both unmarried, by deed from Aaron D. Reeves and wife, Tina F. Reeves, of record in Book 1623, page 223, Register's Office for Wilson County, Tennessee.

Maribel Lineberry and Maribel V. Lineberry are one and the same person.

Right-of-Way for South Mount Juliet Road, as much as therein may lie.
Right-of-way Easement of record in Book 308, Page 111, said Register's Office.
Right-of-way Easement of record in Book 414, Page 62, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1712 South Mt. Juliet Road, Mt. Juliet, Tennessee 37122.

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**Wilson County: 096G D 058.00**
**1006 Bradford Park Road, Mt. Juliet, Tennessee 37122**

Land in Wilson County, Tennessee, being Lot No. 168 on the Plan of Final Plat, Providence, Phase H1, Section 1b, of record in Plat Book 25, Page 497, in the Register's Office for Wilson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dewey Lineberry, an unmarried man, and Maribel Lineberry, an unmarried woman, by deed from James T. Parker and Katherine E. Parker, husband and wife, of record in Book 1764, page 1458, Register's Office for Wilson County, Tennessee.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as 1006 Bradford Park Road, Mt. Juliet, Tennessee 37122.

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**Wilson County: 072P B 001.00**
**1710 North Mt. Juliet Road, Mt. Juliet, Tennessee 37122**

Situate, lying and being all that certain piece or parcel of land located in Civil District 1 of Wilson County, Tennessee, said property standing in the name of 1710 MJ, LLC (reference Deed Book 1613 at page 1039) said property as shown on a survey entitled "ALTA/NSPS LAND TITLE SURVEY OF THE 1710 MJ, LLC PROPERTY" and being more particularly described as follows:

COMMENCING at a ½" found iron pin with no cap, (hereinafter IPF), said IPF marking the northwest corner of property standing in the name of Teresa V. Pickney, (reference Deed Book 1030 at page 83), said IPF lying in the westerly right-of-way line of Tennessee State Route 171, (a variable width public right-of-way), said IPF also marking the northeast corner of property standing in the name of Southeast Enterprises, LLC (reference Deed Book 1677 at page 1835); thence North 39 degrees 51 minutes 04 seconds West for a distance of 128.98 feet with aforesaid westerly right-of-way line of Tennessee State Route 171 to a ½" found iron pin with a cap stamped "Couch RLS 1873", (hereinafter IPF-C), said IPF-C marking the northeast corner of aforesaid property standing in the name of Southeast Enterprises , LLC said IPF-C marking the southeast corner of the property described herein, said IPF-C being the true point and place of beginning;

Thence departing aforesaid westerly right-of-way line of Tennessee State Route 171 South 50 degrees 05 minutes 03 seconds West for a distance of 326.85 feet with the northwesterly line of aforesaid property standing in the name of Southeast Enterprises, LLC, crossing Stoner Creek to an IPF, said IPF marking the westernmost corner of aforesaid property standing in the name of Southeast Enterprises, LLC, said IPF lying in the easterly line of property standing in the name of Melvin Carol Everette, and assigns ( reference Deed Book 423 at page 536), said IPF also marking the southernmost corner of the Property described herein;

Thence with the easterly line of aforesaid property standing in the name of Melvin Carol Everette, and assigns, the following seven (7) courses:

(1) Thence North 18 degrees 53 minutes 33 seconds West for a distance of 125.70 feet to a ½" found iron pin with a cap stamped "WEC RLS 2395" (hereinafter IPF-W);
(2) Thence North 47 degrees 50 minutes 10 seconds West for a distance of 147.44 feet to a ½" found iron pin with a cap stamped "RLS 126", (hereinafter IPF-126);
(3) Thence North 40 degrees 00 minutes 47 seconds West for a distance of 106.72 feet to a ½" found iron pin with a red cap, stamp, illegible;
(4) Thence North 26 degrees 21 minutes 24 seconds West for a distance of220.65 feet to an IPF-126;
(5) Thence North 03 degrees 48 minutes 04 seconds East for a distance of213.98 feet to an IPF-W; thence North 08 Degrees 47 minutes 40 seconds East for a distance of 63.42 feet to an IPF, said JPF marking the northwest corner of the property described herein;
(6) Thence North 80 degrees 19 minutes 40 seconds East for a distance of 66.45 feet to a 5/8" set iron pin with an orange cap stamped "BYRD SURV INC", (hereinafter JPS), said JPS lying

in aforesaid westerly right-of-way line of Tennessee State Route 171, said JPS marking the Northeast corner of the property described herein;

Thence departing aforesaid easterly line of property standing in the name of Melvin Carol Everette, and assigns South 39 degrees 43 minutes 49 seconds East for a distance of747.63 feet with aforesaid westerly right-of-way line of Tennessee State Route 171 to an JPF-C, said IPF-C being the True Point and place of BEGINNING and containing 200,499 square feet or 4.60 acres, more or less, all as shown on a drawing (B13136-16) prepared by John M. Payne, RLS NO. 845 of Byrd Surveying, Inc., and dated November 11, 2016.

Being the same property conveyed to Scott T. Lumley, a married man, as to a forty-nine percent (49%), and being a tenant in common with Dewey Lee Lineberry and Maribel V. Lineberry, husband and wife, as tenants by the entirety as to a fifty-one percent (51%), by deed from 1710 MJ, LLC, a Tennessee limited liability company, of record in Book 1803, page 177, Register's Office for Wilson County, Tennessee.

This conveyance is subject to:
Property taxes for the year 2018; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

All matters shown on the survey entitled "ALTA/NSPS LAND TITLE SURVEY OF THE 1710 MJ, LLC PROPERTY", prepared by John M. Payne, RLS No. 845 of Byrd Surveying, Inc., and dated November 11, 2016.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKWAY ESTATES SUB., as recorded in Plat Book 5, Page(s) 87, Register's Office for Wilson County, Tennessee, including but not limited to (a) 40' minimum building setback line from New Highway and Old Lebanon Road and creek as shown thereon, (b) dedication of90' public right of way, (c) any buffer area related to Stoner Creek.

Agreement for Dedication of Easement for public utilities from SpecPrint, Inc. to City of Mt Juliet, of record in Book 986, Page 752, Register's Office for Wilson County, Tennessee.

Agreement for Dedication of Easement for public utilities for Deal Enterprises, Inc. to West Wilson Utility District of Wilson County, of record in Book 1021, Page 313, Register's Office for Wilson County, Tennessee.

Terms and Provisions of Storm Water Management Maintenance Agreement by and between Resolve Financials LLC and The City of Mt. Juliet, recorded in Book I 584, Page 2185, Register's Office for Wilson County, Tennessee.

Stormwater Management Maintenance Agreement from 1710 MJ, LLC to City of Mt. Juliet recorded in Book 1720, page 711, Register's Office for Wilson County, Tennessee.

Right of Way Easement to Middle Tennessee Electric Membership Corporation recorded in Book 1733, page 2486, Register's Office for Wilson County, Tennessee.

This is improved property known as 1710 North Mt. Juliet Road, Mt. Juliet, Tennessee 37122.

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