Bill Garrett Davidson County
Batch# 111311 DEEDQC
07/02/2018 09:46:11 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180702-0063672

This Instrument Prepared By
and after Recording Return to:

Matt W. Sherrod, Esq.
Howard & Howard, P.C.
4820 Old Kingston Pike
Knoxville, Tennessee 37919
(865) 588-4091

Owner/Responsible Taxpayer:
N. Lane Beatty
6236 Hillsboro Pike
Nashville, Tennessee 37215

Property Address:
6236 Hillsboro Pike
Nashville, Tennessee 37215

Map and Parcel: 158-02-0-014.00

I, or we, hereby swear or affirm that the actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 28 day of June, 2018.

Notary Public

My Commission Expires: 5/24/22

BRIANNA SIECK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 24, 2022

QUITCLAIM DEED

THIS INDENTURE, made as of this 28 day of June, 2018 between

BLANDING J. BEATTY,

hereinafter referred to as Grantor, and

N. LANE W. BEATTY,

hereinafter referred to as Grantee

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, have remised, released and quit-claimed, and does hereby remise, release and quit-claim unto Grantee all of the Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR. THE PREPARER MAKES NO REPRESENTATION AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THIS INSTRUMENT.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counterparts together shall constitute a single agreement.

IN WITNESS WHEREOF, the said Grantor hereunder set their hand and seal the day and year first above written.

GRANTOR:

Blanding J. Beatty

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Brianna Sieck, a notary public of said state and county, **BLANDING J. BEATTY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Franklin, Tennessee, this 28 day of June 2018.

Notary Public

My Commission Expires: 5/24/22



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT I:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the Robert L. Goodpasture eleven acre tract, described according to a survey made by Cantrell, Connell & Morrison, Engineers, July 1956, as follows:

BEGINNING at a point in the south line of Hillsboro Park Subdivision 500 feet east of a locust post set in the east margin of Hillsboro Pike, said point being the northwest corner of this tract in the north line of a 30-foot roadway serving this and other tracts; thence with the south line of said Hillsboro Park Subdivision, South 86 degrees East 127.7 feet to the northwest corner of a tract conveyed to Charles M. Everhart and Wife, by deed of record in Book 2924, Page 59; thence along Everhart's west line, South 0 degrees 21 minutes East 387.1 feet to the north line of the Kelly lands; thence with said line, North 86 degrees West 328.7 feet to a point, which is 500 feet east from the easterly margin of Hillsboro Pike; thence northeasterly 422 feet to the point of beginning, containing 2.02 acres more or less, subject however to any right of adjoining property owners in and to the north 30 feet of the land in question, which said north 30 feet together with other property was declared to be a roadway as set forth in deed of record in Book 2924, Page 59, said Register's Office; said declaration being superseded and replaced by that Easement Agreement of record in Book 8412, Page 947, said Register's Office.

BEING part of the property conveyed to Robert L. Goodpasture and Wife, Helen L. Goodpasture, by deed from E. C. Scruggs and Wife, as of record in Book 1019, Page 351, said Register's Office.

TRACT 2:

Land in the Seventh Civil District of Davidson County, Tennessee, lying on the east side of Hillsboro Pike, being part of the Robert L. Goodpasture eleven acre tract described according to a survey made by Cantrell, Connell & Morrison, Engineers, in July, 1956, the tract herein conveyed being more particularly described as follows:

Beginning at a point in the easterly margin of Hillsboro Pike at the northwest corner of the original eleven acre tract, thence with the easterly margin of said Hillsboro Pike, south 28 degrees west 30 feet, more or less, to a point, said point being the northwest corner of the property conveyed to Robert G. Anderson, by deed of record in Book 4709, page 276. Register's Office for said County; thence along Anderson's northerly line, south 86 degrees east 500 feet, more or less, to a point in the westerly line of the property conveyed to Edmund D. Milam and wife, by deed of record in Book 3435, page 431, said Register's Office; thence along said Milam's westerly line northeasterly 30 feet, more or less, to a point in the northerly margin of the original eleven acre Goodpasture tract, said point being the northwest corner of the Milam tract; thence along said northerly margin, north 86 degrees west 500 feet, more or less, to a point in the easterly margin of Hillsboro Pike, the point of beginning.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO NEW SURVEY HAVING BEEN DONE AT THE TIME OF THIS CONVEYANCE.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO BLANDING J. BEATTY AND N. LANE W. BEATTY, HUSBAND AND WIFE, BY WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20150603-0051622, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property commonly known as: 6236 Hillsboro Pike, Nashville, Tennessee 37215