THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

Bill Garrett Davidson County
Batch# 135601 DEEDQC
08/31/2018 12:33:37 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180831-0086670

THIS DEED WAS PREPARED SOLEY BASED ON THE INFORMATION SUPPLIED BY THE PARTIES HERETO.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Edward C. Galbreath, III Post Office Box 768 Ridgetop, TN 37152	Same	P/O 032-00-0-063.00

FOR AND IN CONSIDERATION of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE GALBREATH FAMILY GENERAL PARTNERSHIP, a Tennessee general partnership ("Grantor"), by these presents, transfers and conveys unto JOSHUA D. HANKINS, a resident of the State of Tennessee, his heirs, successors and/or assigns, for the purpose described below, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A.

The Subject Property is conveyed to said Joshua D. Hankins, his successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to said Joshua D. Hankins on an "as-is, where-is" basis.

The purpose of this deed is to parcel off the Subject Property into a separate tract. Accordingly, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOSHUA D. HANKINS, a resident of the State of Tennessee, by these presents, transfers and conveys unto THE GALBREATH FAMILY GENERAL PARTNERSHIP, a Tennessee general partnership ("Grantee"), its heirs, successors and/or assigns, the Subject Property.

The Subject Property is unimproved property located on Hunters Lane, Nashville, Tennessee. The Subject Property is conveyed to Grantee, its successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Said Joshua D. Hankins transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, the undersigned have set their signatures, this 22 day of August, 2018.

GRANTOR:

THE GALBREATH FAMILY GENERAL PARTNERSHIP,
A Tennessee General Partnership

By: _____
Edward C. Galbreath, III, Managing Partner

_____
JOSHUA D. HANKINS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared Edward C. Galbreath, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of THE GALBREATH FAMILY GENERAL PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 22nd day of August, 2018.

_____
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared JOSHUA D. HANKINS, 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 foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 22nd day of August, 2018.

Amy Hankins
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the monetary consideration given for this conveyance is Zero and 00/100 Dollars ($0.00).

Edward C. Galbreath III
EDWARD C. GALBREATH, III

Sworn to and subscribed before me, this 22nd day of August, 2018.

Amy Hankins
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

SUBJECT PROPERTY

LAND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED AUGUST 15, 2018, JOB NO. 18140, BY JOHN T. DARNALL, TN R.L.S. NO. 1571, FOR RAGAN SMITH AS FOLLOWS:

PROPERTY LYING ON THE SOUTH SIDE OF HUNTERS LANE, 2,008.8 FEET NORTH OF DALEMERE DRIVE, IN THE THIRD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE PROPERTY DEEDED TO THE GALBREATH FAMILY GENERAL PARTNERSHIP BY DEED RECORDED IN INSTRUMENT #20051020-0126466 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.)

BEGINNING AT A 5/8" IRON ROD (OLD) ON THE SOUTH RIGHT OF WAY LINE OF HUNTERS LANE, 2,008.8 FEET (MEASURED ALONG SAID RIGHT OF WAY LINE) NORTH OF THE NORTH RIGHT OF WAY LINE OF DALEMERE DRIVE AND BEING THE NORTH EAST CORNER OF LOT 1, "GALBREATH SUBDIVISION" AS RECORDED IN PLAT BOOK 4595, PAGE 7, R.O.D.C.T.;

1. THENCE, WITH THE NORTH LINE OF LOT 1, SOUTH 81°24'56" WEST, 203.18 FEET TO A 5/8" IRON ROD (OLD) AT THE NORTHWEST CORNER OF LOT 1;

2. THENCE, SEVERING THE GALBREATH FAMILY PROPERTY, SOUTH 81°24'01" WEST, 544.13 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

3. THENCE, SEVERING THE GALBREATH FAMILY PROPERTY, NORTH 08°47'45" EAST, 290.90 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

THENCE SEVERING THE GALBREATH FAMILY PROPERTY THE FOLLOWING NINE CALLS (4 THROUGH 12):

4. NORTH 81°12'15" WEST, 118.85 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

5. NORTH 82°11'15" WEST, 141.83 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

6. NORTH 83°10'15" WEST, 485.74 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

7. NORTH 83°32'35" WEST, 361.96 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

8. NORTH 80°33'43" WEST, 555.67 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

9. NORTH 81°46'13" WEST, 605.26 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES" ;

10. NORTH 82°58'44" WEST, 235.14 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

11. NORTH 84°32'44" WEST, 243.07 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

12. 7. NORTH 86°06'44" WEST, 121.83 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES" ON THE EAST LINE OF THE PROPERTY DEEDED TO GLORIA ESTELLE MCCOOL MARTIN, TRUSTEE, BY DEED RECORDED IN INSTRUMENT #20021030-0132807, R.O.D.C.T.;

13. THENCE, WITH THE EAST LINE OF THE MARTIN PROPERTY, NORTH 05°10'47" EAST, 235.06 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES" ON THE SOUTH RIGHT OF WAY LINE OF HUNTERS LANE;

THENCE WITH SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING ELEVEN CALLS (14 THROUGH 24):

14. SOUTH 86°06'44" EAST, 116.53 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

15. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 255.95 FEET, HAVING A RADIUS OF 4,680.00 FEET, A DELTA ANGLE OF 03°08'01", AND WITH A CHORD OF SOUTH 84°32'44" EAST, 255.92 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

16. SOUTH 82°58'44" EAST, 235.14 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

17. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 615.21 FEET, HAVING A RADIUS OF 14,584.00 FEET, A DELTA ANGLE OF 02°25'01", AND WITH A CHORD OF SOUTH 81°46'13" EAST, 615.17 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

18. SOUTH 80°33'43" EAST, 549.55 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

19. SOUTH 83°32'35" EAST, 356.61 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

20. SOUTH 83°10'15" EAST, 486.51 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

21. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 149.90 FEET, HAVING A RADIUS OF 4,367.00 FEET, A DELTA ANGLE OF 01°58'00", AND WITH A CHORD OF SOUTH 82°11'15" EAST, 149.89 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

22. SOUTH 81°12'15" EAST, 341.05 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

23. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 412.09 FEET, HAVING A RADIUS OF 491.33 FEET, A DELTA ANGLE OF 48°03'17", AND WITH A CHORD OF SOUTH 57°10'36" EAST, 400.11 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

24. SOUTH 33°09'18" EAST, 187.73 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 925,535 SQUARE FEET OR 21.25 ACRES, MORE OR LESS

BEING PART OF THE SAME PROPERTY CONVEYED TO THE GALBREATH FAMILY GENERAL PARTNERSHIP, BY DEED OF RECORD AS INSTRUMENT NO. 20051020-0126466, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.