Karen Y Johnson Davidson County
Batch# 140385 DEEDQC
09/13/2018 08:36:29 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20180913-0090732

This instrument prepared by:
Martha Brooke Perry, Attorney at Law
Balthrop, Perry, Noe & Newcomb
An Association of Attorneys
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Herbert J. Biggs & Barbara Biggs

TO: Richard Barr & Melissa Barr
265 Briar Patch Ln
Joelton TN 37080

MAP & PARCEL:
036-00-0-006.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Herbert J. Biggs and wife, Barbara Biggs, Grantors herein, do by these presents quitclaim and convey unto Richard Barr and wife, Melissa Barr, Grantees herein, all our right, title, and interest in and to the following described property:

Being a 22.471, more or less, acre tract of land lying in the 10th Civil District of Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Herbert and Barbara Biggs in Book 11063, page 416, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the easterly line of Joseph Matlock as of record in Instrument No. 200008160081149, Register's Office of Davidson County, Tennessee; said point further described as lying South 1 degree, 52 minutes, 15 seconds west a distance of 683.52 feet from the southerly margin of Old Cotton Patch Road; thence leaving the said line of Matlock and running as follows: south 62 degrees, 54 minutes, 54 seconds east a distance of 70.36 feet to a point; thence south 05 degrees 54 minutes, 42 seconds west a distance of 197.18 feet to a point; thence south 08 degrees, 57 minutes, 55 seconds west a distance of 78.08 feet to a point; thence south 03 degrees, 16 minutes, 20 seconds west a distance of 68.35 feet to a point; thence south 13 degrees, 32 minutes, 50 seconds east a distance of 47.58 feet to a point; thence south 24 degrees, 05 minutes, 43 seconds east a distance of 57.71 feet to a point; thence south 41 degrees, 02 minutes, 13 seconds east a distance of 59.02 feet to a point; thence south 59 degrees, 03 minutes, 13 seconds east a distance of 60.00 feet to a point; thence south 71 degrees, 03 minutes, 51 seconds east a distance of 57.44 feet to a point; thence south 81 degrees, 12 minutes, 15 seconds east a distance of 72.43 feet to a point; thence north 85 degrees, 27 minutes, 32 seconds east a distance of 76.09 feet to a point; thence north 82 degrees, 17 minutes, 39 seconds east a distance of 167.63 feet to a point; thence north 83 degrees, 09 minutes, 50 seconds east a distance of 211.38 feet to a point; thence south 06 degrees, 26 minutes, 09 seconds east a distance of 315.36 feet to a point; thence north 88 degrees, 51 minutes, 16 seconds east a distance of 117.14 feet to a point lying on the westerly line of the Mathew McKenzie property as of record in Instrument No. 20061121014484, Register's Office of Davidson County, Tennessee; thence running with the said line south 04 degrees, 20 minutes, 47 seconds west a distance of 430.96 feet to a white oak tree lying at the northeast corner of the Fred Leslie property as of record in Book 4291, Page 578, Register's Office of Davidson County, Tennessee; thence leaving said of McKenzie and running with the northerly line of said Leslie property south 61 degrees, 17 minutes, 01 seconds west a distance of 603.64 feet to a point; thence leaving the said line of Leslie and running as follows: north 49 degrees; 36 minutes, 07 seconds west a distance of 1088.46 feet to a point; thence north 58 degrees, 59 minutes, 00 seconds east a distance of 169.62 feet to the beginning of a curve; thence running in a northerly direction around a curve, having a radius of 416.05 feet, a distance of 238.51 feet to a point; thence north 26 degrees, 08 minutes, 13 seconds east a distance of 406.98 feet to the beginning of a curve; thence running in a northerly direction around a curve, having a radius of 207.57 feet, a distance of 87.91 feet to a point lying on the southeast corner of the Hank Allen property as of record in Instrument No.

200603280034900, Register's Office of Davidson County, Tennessee; thence running with the easterly line of said Allen and Matlock properties north 01 degrees, 52 minutes, 15 seconds east a distance of 143.30 feet to the point of beginning containing 22.471, more or less, acres.

Included in the above described tract of land is a 50' egress, ingress, and utility easement running parallel to the westerly line of this property from Cotton Patch Road to the southerly line of this tract.

The foregoing pursuant to a survey by James L. Terry & Co., RLS #563, dated 02/12/2008.

Being the same property conveyed to Herbert J. Biggs and wife, Barbara Biggs by deed from T&C Excavating, Inc., a Tennessee Corporation, dated July 10, 2013 and recorded July 11, 2013 of record at Instrument No. 20130711-0071880, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such liens, encumbrances, restrictions or other matters as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 23 day of August, 2018.

Herbert Biggs
HERBERT J. BIGGS

Barbara Biggs
BARBARA BIGGS

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, HERBERT J. BIGGS and BARBARA BIGGS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this the 23 day of August, 2018.

Jamie A. Folk
NOTARY PUBLIC

JAMIE A. FOLK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires OCT. 28, 2018

My Commission Expires: 10-28-2018

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is $60,000.00.

Richard Barr
Grantee or Affiant

SWORN TO AND SUBSCRIBED before me this the 21 day of August, 2018.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires

My Commission Expires: 9/29/20

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS DEED AND THUS, NO ADVICE, OPINION, OR WARRANTY AS TO THE STATUS OF TITLE IS RENDERED BY THE PREPARER.