Karen Y Johnson Davidson County
Batch# 144660 DEEDQC
09/25/2018 08:49:10 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180925-0094698

This Instrument
Prepared By:

Dan E. Huffstutter
1211 16th Avenue South
Nashville, TN 37212-2901
(615) 242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 21 day of September, 2018, at Nashville, Davidson County, Tennessee, by Grantors, Donnie W. Toombs and Eula Elisa Lassiter n/ka Eula E. Toombs, to Grantee, Toombs Family Trust, DEH, Donnie W. Toombs and Eula E. Toombs Trustees.

Witnesseth:

That Grantor has this day transferred and conveyed unto the Grantee, to have and to hold to itself, and to its assigns and successors forever, a certain 57.316, more or less, acre tract or parcel of land situated lying in the 10th Civil District of Davidson County, Tennessee and the 1st Civil District of Cheatham County, Tennessee. Said tract further described as:

Davidson County

Beginning at a point lying on the westerly margin of Little Marrowbone Road, said point further described as being the most southerly corner of the Hope Pruitt property as of record in Book 5015, page 578, Register's Office of Davidson County, Tennessee;

thence leaving the said line of Pruitt and running with the said westerly margin south 32 degrees, 44 minutes, 07 seconds west a distance of 463.38 feet to the northeast corner of the Leslie Howard property as of record in Book 4686, page 928, Register's Office of Davidson County, Tennessee;

thence leaving the said margin of Little Marrowbone Road and running with the northerly line of the said Howard and the northerly line of Leslie Howard as of record in Book 4720, page 753. Register's Office of Davidson County, Tennessee, north 84 degrees, J9 minutes, 12 seconds west a distance of 1286.84 feet to a point lying on the southeast corner of the Herbert Biggs property as of record in Book 194, page 397, Register's Office of Cheatham County, Tennessee;

thence leaving the said lines of Howard and running with the easterly line of the said Biggs property north 1 degree, 04 minutes east a distance of 705.44 feet to a point;

thence running with the north line of the said Biggs property north 81 degrees, 36 minutes, 39 seconds west a distance of 610.00 feet to a point lying at the southeast comer of the Ronald Heinze property as of record in Book 64, page 91, Register's Office of Cheatham County, Tennessee;

thence leaving the said line of Biggs and running with the easterly line of the said Heinze property as follows: north 24 degrees, 00 minutes, 4:8 seconds east a distance of 817.78 feet to a point;

thence leaving the said line of Heinze and running as follows: south 82 degrees, 01 minutes, 16

seconds east a distance of 331.97 feet to the beginning of a curve;

thence in a easterly direction around a curve, having a radius of 265.73 feet, to the right a distance of 55.00 feet to a point;

thence south 70 degrees, 09 minutes, 47 seconds east a distance of 228.85 feet to the beginning of a curve;

thence in a easterly direction around a curve, having a radius of 485.51 feet, to the left a distance of 94.80 feet to a point; thence south 81 degrees, 21 minutes, 03 seconds east a distance of 156.27 feet to the beginning of a curve;

thence in northerly direction around a curve, having a radius of 125.91 feet, to the left a distance of 205,14 feet to a point;

thence north 5 degrees, 17 minutes, 59 seconds east a distance of 195.59 feet to the beginning of a curve;

thence in northerly direction around a curve, having a radius of 1.83.09 feet, to the right a distance of 171.34 feet to point;

thence south 49 degrees, 36 minutes, 07 seconds east a distance of 1088.46 feet to a point lying on the northerly line of said Pruitt property;

thence running with the said northerly line of the Pruitt property south 61 degrees, 17 minutes 01 seconds west a distance of 660.00 feet to a point;

thence running with the westerly line of the said Pruitt property south 41 degrees, 15 minutes, 53 seconds east a distance of 679.84 f t to the point of **beginning**,

According to a survey, dated February 12, 2008, by James L. Terry and Company, 2812 Branwood Drive, Nashville, TN 37214.

Included with the above described tract of land is a non-exclusive, perpetual 50' egress, ingress, and utility easement running from Cotton patch Road; said tract of land is also subject to said easement as detailed in the reservation by Grantors below;

Cheatham County

Lying and being in the Fourteenth Civil District of Davidson County, Tennessee, and a portion in the First Civil District of Cheatham County, and being more particularly described as follows:

Beginning at a point lying on the southerly margin of Old Cotton Patch Road, said point further described as being the northeast comer of the George Allen property of record in Book 111, Page 16, in the Register's Office of Cheatham County, Tennessee;

thence running with said margin of said road, North 38 degrees 44 minutes 33 seconds East 66.78 feet to the beginning of a curve;

thence around said curve, having a radius of 397.63 feet, to the right a distance of 90.19 feet to a point;

thence leaving said margin of road, South 25 degrees 26 minutes 35 seconds West 129.71 feet to a point; thence South 1 degrees 52 minutes 15 seconds West 826.77 feet to the beginning of a curve;

thence around said curve, having a radius of 257.57 feet, to the right a distance of 109.09 feet to a point;

thence South 26 degrees 08 minutes 13 seconds West 406.98 feet to the beginning of a curve;

thence around said curve, having a radius of 466.05 feet, to the right a distance of 267.17 feet to a point;

thence South 58 degrees.59 minutes West 169.62 feet to the beginning of a curve;

thence around said curve, having a radius of 133.09 feet, to the left a distance of 124.70 feet to a point;

thence South 5 degrees 17 minutes 59 seconds West 195.59 feet to-the beginning of a curve;

thence around said curve, having radius of 175.91 feet, a distance of286.60 feet to a point;

thence North 81 degrees 21 minutes 03 seconds West 156.27 feet to the beginning of a curve;

thence around said curve, having a radius of 535.51 feet, to the right a distance of 104.56 feet to a point;

thence North 70 degrees 09 minutes 47 seconds West 228.85 feet to the beginning of a curve;

thence around said curve, having a radius of 215.73 feet, to the left a distance of 44.65 feet to a point;

thence North 82 degrees 01 minutes 16 seconds West 255.0 feet to a point;

thence South 19 degrees 24 minutes 05 seconds West 312.37 feet;

thence South 23 degrees 46 minutes 42 seconds West 234.23 feet to a point;

thence South 34 degrees 29 minutes 14 seconds West 229.02 feet to a point lying on the northerly line of the above described tract;

thence running with said northerly line, North 81 degrees 36 minutes 39 seconds West 55.68 feet to a point lying 19.32 feet from the point of beginning of the 100.10 acre tract;

thence leaving said northerly line, North 34 degrees 29 minutes 14 seconds East 248.83 feet to a point;

thence North 23 degrees 46 minutes 42 seconds East 227.64 feet to a point; thence North 19 degrees 24 minutes 05 seconds East 351.37 feet to a point;

thence South 82-degrees 01 minutes 16 seconds East 295.91 feet to the beginning of a curve;

thence around said curve, having a radius of 265.73 feet, to the right a distance of 55.00 feet to a point;

thence South 70 degrees 09 minutes 47 seconds East 228.85 feet to the beginning of a curve;

thence around said curve, having a radius of 485.51 feet, to the left a distance of 94.80 feet to a point;

thence South 81 degrees 21 minutes 03 seconds East 156.27 feet to the beginning of a curve;

thence around said curve, having a radius of 125.91 feet, to the left a distance of 205.14 feet to a point;

thence North 5 degrees 17 minutes 59 seconds East 195.59 feet to the beginning of a curve;

thence around said curve, having a radius of 183.09 feet; to the right a distance of 171.54 feet to a point;

thence North 58 degrees 59 minutes East 169.62 feet to the beginning of curve;

thence around said curve having a radius of 416.15 feet, to the left a distance of 238.51 feet to a point;

thence North 26 degrees 08 minutes 13 seconds East 406.98 feet to the beginning of a curve;

thence around said curve, having a radius of 207.57 feet, to the left a distance of 87.91 feet to the southeast corner of the said George Allen property;

thence running with the easterly line of the said Allen property, North 1 degree 52 minutes 15 seconds East 826.82 feet to the point of **beginning**,

According to a survey of James L. Terry, TN R.L.S. No. 563, dated October 30, 2003.

And being part of the same property conveyed to Donnie W. Toombs and Eula Elisa Lassiter, as tenants in common with right of survivorship of record as instrument number 20080331-0032004 Register of Deed's Office for Davidson County, Tennessee.

This is an un-improved property known as 0 Little Marrowbone Road.

Easement

A non-exclusive, perpetual fifty foot (50') wide egress and ingress and utility easement across that portion of the above described land that lies upon the land and runs with the land. AND

A non-exclusive, perpetual fifty foot (50') wide egress and ingress and utility easement across that portion of the above described Easement to run with the land and across the avove described easement upon land owned by T&C Excavating Company..

In Witness Whereof, Grantor have executed this Deed as of the date and at the place first above written.

Donnie W. Toombs

Eula E. Toombs [f//n/a Eula Elisa Lassiter]

State of Tennessee)
County of Davidson)

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Donnie W. Toombs and Eula E. Toombs, with whom I am personally acquainted and who upon oath acknowledged they executed the foregoing instrument for the purposes therein contained, by signing their respective name thereto.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of September, 2018.

DEBRA L. DUFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Debra L. Duff, Notary Public

My Commission Expires:
January 20, 2019

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map & Parcel Numbers**
Toombs Family Trust 2458 Union Hill Road Goodlettsville, TN 37072	Toombs Family Trust 2458 Union Hill Road Goodlettsville, TN 37072	Davidson County: Inst. # 20080331-0032004 Cheatham County: Map # 053 Parcel # 016.02

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Donnie W. Toombs, Affiant

Sworn to and subscribed before me
27th day of September, 2018.

Debra L. Duff
Notary Public

My Commission Expires:
January 20, 2019

DEBRA L. DUFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY