THIS INSTRUMENT PREPARED BY:

Limestone Title and Escrow, LLC

580 Franklin Road, Suite 203

Franklin, Tennessee 37069

Karen Y Johnson Davidson County
Batch# 152006 **DEEDQC**
10/17/2018 10:33:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181017-0102863

Address New Owner(s)
Angela M. Lane
5843 Happy Hollow Lane
Joelton, Tennessee 37080

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
Tax Map: 29
Parcel: 388

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **PETER J. TOWLE, JR., AND MORGAN TOWLE (FKA MORGAN P. MARTIN),** ("Grantor") does hereby quitclaim and convey unto **PETER J. TOWLE AND MORGAN TOWLE, HUSBAND AND WIFE,** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING part of Tract 1 of record in Deed Book 2651, page 111, Register's Office for Davidson County Tennessee, and further known as Tract 2, containing 6.81 acres more or less, as shown on a survey by Steven E. Artz & Associates, Inc., dated December 5, 2000, and being more particularly described as follows:

BEGINNING at an iron pin (new) at the terminus of Happy Hollow Lane, being 25.00 feet from the northerly margin of said road; thence with a new line N32°21'28"W, 164.92 feet to an iron pin (new); thence, with the new line, N02°00'00"E, 393.01 feet to an iron pin (new); thence, with a new line, N88°00'00"W, 296.88 feet to an iron pin (new) at the easterly line of a tract of land which belongs to Steven Thurman, or record in Book 8675, Page 800, said Register's Office; thence, with the easterly line of said Steven Thurman, N02°00'00"E, 344.97 feet to a fence post corner (old), a common corner of said Steven Thurman, and Lot 19, Bernard Hills, having a plat reference in Plat Book 5200, Page 387, said Register's Office, and Lot 2 of Collins Two-Lot Subdivision of record in Plat Book 7900, Page 146, said Register's Office; thence with the southerly line of said Lot 2 of Collins Two-Lot Subdivision, S87°51'29"E, passing a common corner to Lots 1 and 2 of Collins Two-Lot Subdivision, and passing a common corner to Lot 1 of Collins Two-Lot Subdivision, and a tract of land belonging to Kenneth Steimle, of record in Book 5438, Page 9, said Register's Office, in all 576.71 feet to a fence post corner (old), a common corner to said Kenneth Steimle, and a tract of land which belongs to Terry Feller, of record in Book 6712, Page 340, said Register's Office; thence with the westerly line of said Terry Feller, S06°25'38"W, 583.70 feet to an iron pin (new); thence, S08°26'11"W, 205.18 feet to an iron pin (new) at a common corner to Terry Feller and a tract of land belonging to James Hitchcock, of record in Book 7347, Page 17, said Register's Office; thence with said James Hitchcock as follows: N69°07'31" W. 121.62 feet to a fence post corner (old); thence S22°47'07"W, 59.21 feet to a fence post corner (old); thence S72°51'35"E, 17.35 feet to an iron pin (new); thence, S08°34'07" E, 43.11 feet to a fence post corner (old); thence, S18°51 '49"W, 25.00 feet to the point of beginning.

Being the same property conveyed to Peter J. Towle, Jr., an unmarried man and Morgan P. Martin, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from James Pipkins and Monica Pipkins, husband and wife, dated March 29, 2017, recorded March 31, 2017, of record in Instrument No. 20170331-0031577, Register's Office for Davidson County, Tennessee.

Included in the above description, but excluded from this conveyance

Beginning at an iron pin (new), in the boundary of a tract of land which belongs to Angela M. Lane, having a deed reference in I.N. 20130711-0071749, RODCT, said iron pin being located from an iron pin (old) at the end of Happy Hollow Lane, a corner of said tract of land which belongs to Angela M. Lane, N 32°21'28" W, 164.92 feet; thence, N 02°00'00" E, 393.01 feet; thence, N 88°00'00" W, 235.01 feet, to the point of beginning, the southeast corner of this tract, and continuing, as follows: thence, N 88°00'00" W, 61.87 feet to an iron pin (old), the northwest corner of said tract of land which belongs to Angela M. Lane, in the easterly boundary of a tract of land which belongs to Edward A. Gentry, Jr., having a deed reference in I.N. 20010130-0009024, RODCT; thence, N 02°00'00" E, 344.97 feet to a fence post (old), a common corner of said tract of land which belongs to Edward A. Gentry, Jr., and a tract of land known as Lot 19 of Bernard Hills, being a plat of record in Plat Book 5200, Page 387, RODCT, and a tract of land known as Lot 2 of Collins Two Lot Subdivision, being a plat of record in Plat Book 7900, Page 146, RODCT; thence, S 87°51'29" E, 61.87 feet to an iron pin (new), in the southerly boundary of said Lot 2; thence with a new line, S 02°00'00" W, 344.82 feet, to the point of beginning, containing 0.49 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 21, 2017.

Being a part of the same property conveyed to Peter J. Towle, Jr., an unmarried man, and Morgan P. Martin, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from James Pipkins and Monica Pipkins, husband and wife, dated March 29, 2017, recorded March 31, 2017, of record in Instrument No. 20170331-0031577, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th **day of** October, **20**18.

PETER J. TOWLE, JR.

MORGAN TOWLE

STATE OF TENNESSEE
COUNTY OF Davidson

On the 4th day of October, 2018, before me the undersigned Notary Public of the State and County, appeared Peter J. Towle, Jr. and Morgan Towle, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on the 4th day of October, 2018.

My Commission Expires: 05/02/2022

NOTARY PUBLIC

IRVING COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $1.

AFFIANT

Subscribed and sworn to before me, this 4 **day of** Oct, **2018**.

NOTARY PUBLIC

My Commission Expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19