Karen Y Johnson Davidson County
DEEDQC
Batch# 173332
5 pgs
12/12/2018 11:19:39 AM
Fees: $27.00 Taxes: $0.00
20181212-0120966

This Instrument Prepared By:
John R. Haynes, Esq.
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
W. Foster Dugas, Jr. Revocable Trust 138 Second Avenue North Suite 200 Nashville, TN 37201	New Owner	Map 39 Parcel 12

For and in consideration of the sum of One and 00/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, **THE FAMILY PRIVATE TRUST, LLC AS SUCCESSOR TRUSTEE OF THE W. FOSTER DUGAS, JR. QUALIFIED PERSONAL RESIDENCE TRUST DATED MAY 15, 2008** ("Grantor"), does hereby quitclaim unto **THE FAMILY PRIVATE TRUST, LLC AS SUCCESSOR TRUSTEE OF THE W. FOSTER DUGAS, JR. REVOCABLE TRUST AS AMENDED AND RESTATED UNDER AGREEMENT DATED OCTOBER 26, 2016** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is located at 4595 Dry Fork Road in Whites Creek, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant, as Agent for Grantee

Subscribed and sworn to before me this 11th day of December, 2018.

Notary Public
My Commission Expires: 9.29.2021

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This property is conveyed as of December 11, 2018.

Witness my hand on the date set forth above.

GRANTOR:

THE PRIVATE FAMILY TRUST, LLC AS SUCCESSOR TRUSTEE OF THE W. FOSTER DUGAS, JR. QUALIFIED PERSONAL RESIDENCE TRUST

By: Amy Freeny
Amy Freeny
Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Freeny, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Secretary/Treasurer of The Private Family Trust, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of December, 2018.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9.29.2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee (formally the 14th Civil District, formerly the 24th Civil District), and known as 4595 Dry Fork Road, Whites Creek, Tennessee, 37189 and located on the headwaters of Dry Fork Creek, bounded on the north by Smith and Carney, on the east by Carney and Hamilton, on the south by Moore and Brown and on the west by Lloyd, Moon, Stephon, Hall, Harris, Upchurch and Brewer, being more particularly described by survey of John Kohl and Company, PC., specifically by Patrick S. Coode, RLS No. 855 (Tennessee) of 400 7th Avenue South, Nashville, TN 37203, dated December 18, 1997, to wit:

Beginning at a point, the northeastern comer of Leslie Moore Property, known as Map and Parcel No. 39- 278 of the Tax Assessor's Office of Metropolitan Nashville Davidson County, Tennessee as recorded in Book 10256, Page 991, Register's Office for Davidson County, Tennessee (RODC, TN), said point being an iron pin (IP) on the north margin of a joint access road of the Moore Property and the property herein described, as recorded in Book 9517, Page 286, RODC, TN and as shown on a survey of the adjoining Hamilton (Map & Par. 39-25) property by Boyd B. Gibbs, RLS No. 1598 (TN) dated October 21, 1994 and also, in more specific detail on a Nashville Electric Services (NES) survey dated February 6, 1995 recorded in Book 9602, Page 145 RODC, and in a mutual easement grant recorded in Book 10509, Page 478 Register's Office for Davidson County, Tennessee;

Thence fronting on a fifty foot (50') joint ingress-egress right-of-way shown specifically on a survey of the Moore property (Map & Parcel 39-278) by Joe C. McConnell, RLS 992 (TN), dated November 7, 1991 as revised November 21, 1991; N 53 deg. 51'18" West, 570.46 feet to an IP and north 82 deg. 22'58" West; 192.41 feet to an IP;

Thence South 08 deg. 55'51" West, 703.56 feet to an IP in the northern boundary of Brown (Map & Parcel 39-172)

Thence North 81 deg. 52' 06" West, 186.97 feet along the northern boundary of Brown as recorded in Book 6069, Page 552, RODC, TN and as shown on a survey recorded in Book 6069, Page 553, RODC by the Southern Land Surveying, dated May 22, 1965, to an IP in the eastern boundary of Brown (Map & Parcel 39-8);

Thence North 04 deg. 04'14" East, 34.79 feet to an IP, the northeastern comer of Map and Parcel 39-8 as recorded in Book 4697, Page 335, RODC, TN as recorded on a survey in Book 5122, Page 58, RODC, TN;

Thence following the northern boundary of Brown (Map & Parcel 39-8) to a large oak tree, IP set nearby, South 89 deg. 12'53" West, 79.10 feet to a point in the eastern boundary of Lloyd (Map & Parcel 39-193);

Thence with Lloyd's eastern boundary as recorded in Book 5659, Page 250, RODC, TN and survey in Book 5122, Page 58, RODC, TN, following an old fence line, North 01 deg. 21'17" East, 443.21 feet to an IP, a point in the southern boundary of Moon (Map & Par. 38-157);

Thence North 71 deg. 54'05" East, 64.96 feet to an IP, the southeastern corner of Moon, as recorded in Book 10222, Page 198, RODC, TN and as shown on a survey of the division of the Olive Carney Property by M & K Surveyors, specifically by William M. Keel, RLS No. 990 (TN) dated June 1987 of record in Plat Book 6200, Page 804, RODC, TN;

Thence North 01 deg. 59'50" West 75.98 feet along the eastern boundary of Moon (Map & Par. 38-157) to an IP, being the southeastern corner of Stephon (Map & Par. 39-268) as recorded in Book 10234, Page 826, RODC, TN;

Thence North 01 deg. 57'43" West, 981.91 feet along the eastern boundary of Stephon and through an IP, the southeastern corner of Hall (Map & Par. 39-269) as recorded in Book 9460, Page 927, RODC, TN and along Hall's eastern boundary to an IP in a stump, all shown on the survey by M & K, referred to above, the northeastern corner of Hall, a point being also the southeastern corner of Harris (Map & Par. 39-13.2) as recorded in Book 9024, Page 803, RODC, TN and as shown on a survey as Tract 3 dated June 5, 1962 by Hickerson and Johnson Engineers, Nashville, TN as revised by same on December 26, 1962;

Thence North 01 deg. 53'55" West, 74.91 feet with the eastern boundary of Harris to an IP, the southeastern corner of Upchurch (Map & Par. 39-13.1) as recorded in Book 5565, Page 136, RODC, TN and as shown on a survey by Hickerson and Johnson, referred to above;

Thence North 05 deg. 00'41" East, 144.95 feet to an iron pipe, the northeastern corner of Upchurch, a point also being the southeastern corner of Brewer (Map & Par. 39-13) as recorded in Book 4134, Page 754, RODC, TN and as shown on the survey by Hickerson and Johnson, referred to above;

Thence North 15 deg. 48' 49" East 115.45 feet to an iron pipe in the eastern boundary of Brewer, being the southwestern corner of Smith (Map & Par. 39-222) as recorded in Book 4813, Page 46, RODC, TN and as shown on a survey by E.F. Luther, RLS 2793 (TN) dated April 27, 1974;

Thence North 87 deg. 45' 40" East 252.81 feet along a fence, being the southern boundary of Smith (Map & Parcel 39-222) to an iron pipe, being the southeastern corner of said parcel;

Thence North 05 deg. 09'20" East, 167.81 feet along the eastern boundary of Smith (Map & Par. 39-222) to an iron pipe in the southern boundary of Smith (Map & Par. 39-176, said parcel recorded in Book 4753, Page 204, RODC, TN and as by survey by Wayne S. Cooper, Surveyor, dated August 7, 1967;

Thence North 88 deg. 22' 43" East, 158.26 feet to the southern boundary of Smith (Map & Par. 39-176) to an IP, the most westerly corner of the boundary of Carney Heirs (Map & Par. 39-22) of record in Book 674, Page 47, RODC, TN;

Thence South 16 deg. 37'17" East, 319.10 feet with the western boundary of Carney (Map & Par. 39-22) to an IP;

Thence South 03 deg. 22'43" West 396.00 feet along the western boundary of Carney (Map & Par. 39-22) to a point in the northern end of the lake on subject property (Map & Par. 39-12);

Thence South 86 deg. 37' 17" East 587.75 feet along the southern boundary of Carney (Map & Par. 39-22) to an IP;

Thence South 07 deg. 37'46" West 1034.98 feet to the point of beginning, containing 30.84 acres, more or less.

Being the same property conveyed to W. Foster Dugas, Jr. as Trustee of the W. Foster Dugas, Jr. Qualified Personal Residence Trust dated May 15, 2008, by Special Warranty Deed, recorded as Instrument No. 20081216-0120587, in the Register's Office for Davidson County, Tennessee.