Karen Johnson Davidson County
Batch# 183870 DEEDQC
01/15/2019 10:08:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190115-0004047

Prepared By and Return to:

Amy Cross Nance
103 Forrest Crossing Blvd. Suite 200
Franklin, Tennessee 37064
(615) 794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Kathryn M. McCall
Affiant

Subscribed and sworn to before me, this the 4th day of Jan., 2019.

Notary Public
My Commission Expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number:
Ray B. McCall **9131 South Harpeth Rd** **Nashville, TN 37221**	**Same**	**153 00 0 027.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to combine property into one parcel Ray B. McCall and Kathryn McCall aka Cathy R. McCall aka Ray B. McCall, Jr. hereby convey, remise, release and quitclaim unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

TRACT 1

Land in Metropolitan Nashville, Davidson County, Tennessee, being Tract One described in a survey by Howard George R. L. S. 872, 303 Southern Drive Hendersonville, TN, Project No. DA 153-001, dated January 31, 1994 as follows:

Beginning at a point in the center of Poplar Creek, said point is S 84 deg. 39 min. 05 sec. E, 253.46 feet from the center of the bridge on South Harpeth Road over Poplar Creek; thence N 3 deg. 14 min. 26 sec. W 853.65 feet to an iron pin set; thence N 86 deg. 45 min. 34 sec. E 219.76 feet to an iron pin set; thence N 62 deg. 17 min. 32 sec. E 455.00 feet to an iron pin set; thence S 4 deg. 40 min. 34 sec. W 578.49 feet to an iron pin set; thence S 4 deg. 04 min. 18 sec. E passing an iron pin set at 392.03 feet, a total distance of 432.03 feet to a point in the center of Poplar Creek; thence with the center of said creek the next eight calls: S 84 deg 31 min. 08 sec. W 54.31 feet; S 72 deg. 18 min. 23 deg. 91.83 feet; S 63 deg. 51 min. 36 sec. W 107.98 feet; 5 '43 deg. 39 min. 16 sec. W 64.21 feet; S 61 deg. 38 min. 56 sec. W 71.44 feet; S 71 deg. 39 min. 35 sec. W 52.22 feet; N 61 deg. 29 min. 35 sec. W 123.92 feet; N 47 deg. 06 min. 23 sec. W 22.83 feet; thence, S 69 deg. 59 min. 38 sec. W. 43.20 feet to a P. K. Nail set in the center of South Harpeth Road; thence with the center of said road along a curve to the left 75.00 feet (Delta = 35

deg. 48 min. 36 sec. ; Radius = 120.00 feet; Chord: N 45 deg. 29 min. 35 sec. W. 73.79 feet) to a P. K. Nail set; thence S 87 deg. 03 min. 15 sec. E, 56.66 feet to the point of beginning, containing 12.50 acres, more or less.

Being the same property conveyed to Ray B. McCall, Jr. and wife Kathryn McCall by deed from Willie Lee Davis, and wife Rose M. Davis of record in Book 9243 Page 195 Register's Office for Davidson County, Tennessee

Tract 2

Land in Metropolitan Nashville, Davidson County, Tennessee being Tract Two described in a survey by Howard George R.L.S. 872 303 Southern Drive Hendersonville, TN Project No. DA 153-001 dated January 31, 1994 as follows:

Beginning at an iron pin set, the Northeast corner of Tract One and the Northwest corner of this tract, said pin is N 38 deg. 07 min. 57 sec E 1338.24 feet from the center of the bridge on South Harpeth Road over Poplar Creek; thence N 62 deg. 17 min. 32 sec. E 256.24 feet to an iron pin set; thence N 890 deg 27 min ()0 sec. E 227.49 feet to an iron pin set; thence S 6 deg. 19 min 51 sec E 613,89 feet to an iron pin set at the Northern base of a 15 inch Yellow Poplar; thence S 1 deg. 16 min. 56 sec E passing an iron pin set at 385.83 feet, a total distance of 402.74 feet to a point in the center of Poplar Creek; thence with the center of said creek the next four calls: S 83 deg. 14 min. 37 sec. W 132.76 feet; S 68 deg. 45 min. 19 sec. W. 292.58 feet; S 71 deg. 56 min. 48 sec. W 75.49 feet; S 84 deg. 31 min 08 sec. W 68.30 feet; the Southeast corner of Tract One and the southwest corner of this tract; thence N 4 deg. 04 min. 18 sec W. passing an iron pin set at 40.00 feet, a total distance of 432.03 feet to an iron pin set; thence N 4 deg. 40 min. 34 sec E 578.49 feet to the beginning, containing 12.50 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY

TRACT A

A tract of land on Poplar Creek Road east of the intersection with South Harpeth Road in Nashville, Davidson County, Tennessee Tax Map 153 Parcel 26 and being more particularly described as follows:

Beginning at an iron pin at the northeast corner of the John Harrison property as recorded in Deed Book 200404230046690 Thence leaving the north line of Harrison, North 04° 02' 53" West 734.14 feet to an iron pin set on the south line of the John D. Valiquette property as recorded in Deed Book 20000104000960 Thence; with the south line of Valiquette, North 62° 18' 57" East 82.40 feet to an iron pin found. Thence; North 80° 24' 55" East, 227.19 feet to an iron pin found at the northwest corner of the Thomas Heard property as recorded in Deed Book 19912100301845
Thence, leaving the south line of Valiquette and with the west line of Heard, South 06° 19' 51" East, 613.89 feet to an iron pin found. Thence, South 01° 16' 56" East, 402.74 feet

to the center of Poplar Creek, said point being North 01° 16' 56" West, 51.91 feet from a PK Nail set in the center of Poplar Creek Road also being the northeast corner of John D. Valiquette property as recorded in Deed Book 200001040000960 (parcel 3.00) Thence; the following calls with the center of Poplar Creek and the north line of Valiquette, South 83" 14' 37" West 133.91 feet Thence, South 680 46' 44" West 123.58 feet to the southeast corner of said John Harrison property. Thence leaving the center of Poplar Creek and with the east line of Harrison, North 04° 02' 53" West 283.04 feet to the point of Beginning and. containing 7.00 acres according to a survey by Smith Land Surveying dated October 18, 2005

Together with a 20' easement of record in Instrument No. 200601 13-0005444 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Joel Trevor Watson and wife Elizabeth Alley Watson by deed from Thomas H. Heard and wife Ann H. Heard of record in Instrument No. 200601 13—0005445 Register's Office for Davidson County, Tennessee

TRACT B

A certain parcel of real property located off South Harpeth Road in the 35"l Councilmanic District of Nashville, Davidson County, Tennessee being more particularly described according to a survey by Walter Davidson and Associates as follows:

Commencing at a point at the intersection at South Harpeth Road and the centerline of the bridge over Poplar Creek thence North 86 degrees 47 minutes 09 seconds East 810.84 feet to the true point of beginning, being a point in the center of Poplar Creek; thence North 04 degrees 04 minutes 18 seconds West a distance of 277.79 feet to a point; thence North 71 degrees 56 minutes 48 seconds East a distance of 311.27 feet to a point ; thence south 04 degrees 04 minutes 18 seconds East a distance of 283.04 feet to a point in the center of Poplar Creek; thence with the center of Poplar Creek South 68 degrees 45 minutes 1.9 seconds West a distance of 167.87 feet to a point; thence South 71 degrees 56 minutes 48 seconds West a distance of 75.49 feet to a point; thence South 84 degrees 07 minutes 32 seconds West a distance of 68.44 feet to the point of beginning containing 8712106 feet or 2.00 acres more or less.

Being the same property conveyed to John Alan Harrison by deed from Thomas H. Heard and wife Ann I-I. Heard of record in Book 11028 Page 60 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray B. McCall and wife Cathy R. McCall by deed from Thomas H. Heard and wife Ann H. Heard of record in Instrument No. 20070801-0091266 Register's Office for Davidson County, Tennessee.

AND ALSO DESCRIBED ON ATTACHED EXHIBIT A-COMBINED DESCRIPTION

This is improved property located at9131 S. Harpeth Rd, Nashville, TN 37221:

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Ray B. McCall and wife Kathryn McCall, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 3 day of January, 2019.

Ray B. McCall

Kathryn McCall aka Cathy R. McCall

Amy Cross Nance
TRUSTEE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray B. McCall and, Kathryn McCall aka Cathy R. McCall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of January, 2019.

Bansari Patel

Bansari Patel Notary Public

My Commission expires 02/17/2020

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nance, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed he within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee, this 14th day of January, 2019.

Notary Public

My commission expires 03/31/21

EXHIBIT A

A tract of land on South Harpeth Road, north of the intersection with Poplar Creek Road, in Nashville, Davidson County, Tennessee. Said tract being the combination of the Ray & Kathryn McCall, 12.50 acre property, map 153 parcel 27.00, as recorded in Deed book 9243 page 195 and the Ray & Kathryn McCall, 3.50 acre property, map 153 parcel 26.00, which is a remainder tract from Deed book 20070801-0091256, and being more particularly described as follows.

Beginning at a PK nail found, in the centerline of South Harpeth Road, approximately 770 feet north of the intersection with Poplar Creek Road.
Thence: leaving South Harpeth Road, South 87°02'08" East, 56.67 feet, to the center of Poplar Creek.
Thence: North 03°13'01" West, 853.65 feet, to an iron pin found, at the common corner with John D. Valiquette property, as recorded in Deed book 2000104-0000960.
Thence: with the south line of Valiquette, North 86°46'59" East, 219.76 feet, to an iron pin found.
Thence: North 62°18'57" East, 455.00 feet, to an iron pin found, at the northwest corner of the David Majors property, as recorded in Deed book 20060113-0005445.
Thence: with the west line of Majors, South 04°02'53" East, 734.14 feet, to an iron pin on the north line of the John Harrison property, as recorded in Deed book 20080821-0086069.
Thence: with the north line of Harrison, South 71°58'13" West, 254.79 feet to an iron pin.
Thence: with the West line of Harrison, South 04°02'53" East, passing a witness pin at 238.10 feet, and continuing for a total of 277.79 feet, to the center of Poplar Creek.
Thence: the following calls with Poplar Creek,
South 84°32'33 West, 54.31 feet.
South 72°19'48" West, 91.83 feet.
South 63°53'01" West, 107.98 feet.
South 43° 40'41" West, 64.21 feet.
South 64°40'21" West, 71.44 feet.
South 71°41'00" West, 52.22 feet.
North 61°28'10" West, 123.92 feet.
North 47°04'58" West, 22.83 feet.
Thence: leaving Poplar Creek, South 70°01'03" West, 43.20 feet, to a PK nail found in the center of South Harpeth Road.
Thence: with the center of road, 75.00 feet along the arc of a curve to the left, said curve having a radius of 120.00 feet, a central angle of 35°48'44", and a chord bearing and distance of North 45°28'10" West, 73.79 feet, to the Point of Beginning, and containing 16.0 acres, according to a survey by Jason Smith, RLS 1961, dated October 18, 2005.

This property is subject to a 20' Public Utility and Joint Access Easement, as recorded in Deed book 20060113-0005444, for the use by parcels 26, 27, 28, 29 & 30.

I Emily Hobby do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Hobby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of July, 2018.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY