This Instrument prepared by:
William B. Hubbard
Hubbard & Smith
40 Rutledge St
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 186096 DEEDQC
01/18/2019 11:49:25 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190118-0005459

QUIT CLAIM DEED

ADDRESS NEW OWNER:	Send Tax Bills To:	Map & Parcel
William B. Hubbard 5220 Tidwell Hollow Rd Nashville, TN 37218	New Owner	Map 078, Par 79 Map 078, Par 091

KNOW ALL MEN BY THESE PRESENTS, that Beatrice C. Hubbard and William B. Hubbard ("Grantors"), for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand, do hereby bargain, sell, release, remise, quit claim and convey unto Beatrice and William Hubbard Trust, 5220 Tidwell Hollow Road, Nashville, TN 37218, all right, title and interest in and to the following described tract or parcel of land, in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to William B. Hubbard and Beatrice C. Hubbard, by Ruth W. Collier in deed recorded in Book 10276, Page 419, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. This is property known as 5220 Tidwell Hollow Road, Nashville, Tennessee 37218.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 14th day of December, 2018.

Beatrice C. Hubbard

William B. Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Beatrice C. Hubbard and William B. Hubbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 14th day of December, 2018.

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Notary Public

My commission expires: July 6, 2020

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

William B. Hubbard — Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 14th day of December 2018.

ROBYN E SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Notary Public

My commission expires: July 6, 2020

EXHIBIT A

BEING a tract of land in the Second Civil District, Nashville, Davidson County, Tennessee being generally in the area of Davidson County, known as Bells Bend, south of Tidwell Hollow Road, east of Old Hickory Boulevard; and being more particularly described as follows:

Beginning at an existing bolt on the south margin of Tidwell Hollow Road at the northeast corner of James Edward Work, Jr. et ux., of record in Book 5309, page 419, Register's Office Davidson County, TN; said point also being the northwest corner of the herein described tract; thence, with said south margin of Tidwell Hollow Road N 49 deg. 48' 55" E 40.13 feet to an existing iron pin; thence, N 43 deg. 30' 18" E 404.18 feet to an iron pin set; thence, with the southerly boundary of Tract 2 as shown on recorded plat of record in Book 5200, page 683, R.O.D.C., TN N 43 deg. 39' 56" E 651.30 feet to an iron pin set; thence, leaving said southerly boundary of Tract 2 and with the westerly boundary of Sumter L. Camp, et ux. of record in Book 9882, page 73 R.O.D.C., TN S 40 deg. 32' 04" E 1741.75 feet to an iron pin set on the northerly boundary of George W. Graves, Jr., of record in Book 3532, page 611, R.O.D.C., TN; thence, with said Graves S 52 deg. 10' 30' W 108.99 feet to an iron pin set; thence, S 64 deg. 16' 43" W 268.66 feet to an iron pin set at an existing pipe; thence S 65 deg. 17' 30" W 492.57 feet to an iron pin set at an existing pipe; thence, S 66 deg. 31' 08" W 256.77 feet to an iron pin set at an existing pipe; thence, N 40 deg. 37' 26" W 1350.73 feet to the point of beginning, containing 1,698,381 square feet or 38.99 acres more or less, according to a survey, by Daniels & Associates, R.L.S., No. 1489, dated November 21, 1996.

Subject to Driveway Easement of record in Book 9882, page 70, said Register's Office.

Being part of the same property conveyed to Joe W. Collier and wife Ruth W. Collier, by deeds from Lewis W. Collier, and wife Dale S. Collier, of record Book 5576, page 668, Book 5339, page 007, and Book 4691, page 321, said Register's Office. The said Joe W. Collier now being deceased.