Karen Johnson Davidson County
Batch# 192390 DEEDQC
02/06/2019 03:24:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20190206-0011483

This instrument was prepared solely from information provided by and at the direction of the parties to the transaction and without the benefit of an independent title examination.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Map: 058-00-0

Parcel: 078.00

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CATHY SIMPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 22, 2019

Subscribed and sworn to before me this the 30 day of January, 2019.

My Commission Expires: MAY 22, 2019

Notary Public

THIS INSTRUMENT PREPARED BY: ORTALE KELLEY LAW FIRM
330 COMMERCE STREET, SUITE 110, NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER (S):	SEND TAX BILLS TO:
Carrington Place, LLC	"NEW OWNER"
(Name)	(Name)
7123 Crossroads Blvd., Suite C	
(Street Address)	(Street Address)
Brentwood TN 37027	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, that **Randall B. Smith, married, and Corey W. Craig, married,** hereinafter called the **"Grantor"**, do hereby quitclaim all of their right, title and interest to **Carrington Place, LLC**, hereinafter called the **"Grantee",** his/her/their successors, heirs and or assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, to-wit:

FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO.

Being improved/unimproved property known as:

Carrington Place Homeowners Association, Inc.

Said property is conveyed subject to all liens of record, restrictions, easements, all zoning regulations, building restrictions, setback lines and agreements of the parties, their successors and assigns and other such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is for the purpose of conveying the Properties as defined in the aforementioned Declaration and all developer rights reserved therein to the Developer, to the Grantee named in this Quitclaim Deed. This conveyance shall further include a transfer of all special rights and obligation of the Declarant recited within the Declaration of Covenants, Conditions and Restrictions for Carrington Place Homeowners Association, Inc., of record in Instrument No. 20080215-0015254, Register's Office for Davidson County, Tennessee, as required by Article XV, Section 1 thereof.

The subject property is not now, nor has it ever been the principal place of resident of Grantors.

IN WITNESS HEREOF, I have hereunto set my hand on this the 30 day of January, 2019.

Randall B Smith

Randall B. Smith

Corey W. Craig

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, **Randall B. Smith**, the bargainor, 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 WILLIAMSON, Tennessee, this 30 day of January, 2019.

My Commission Expires:
MAY 22, 2019

Notary Public

CATHY SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 22, 2019

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, **Corey W. Craig**, the bargainor, 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 _____, Tennessee, this 30 day of January, 2019.

My Commission Expires:

CATHY SIMPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 22, 2019

Notary Public

EXHIBIT "A"

Being a tract or parcel of land in the 8th (Eighth) Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying along the Easterly margin of Eaton's Creek Road and South of Briley Parkway and being more particularly described according to a Survey prepared by Hand H Land Surveying, Inc., dated May 17, 2005. Job Number 2005-380 and proceeding as follows:

Beginning at an iron rod (NEW) in the Easterly Right of Way Line of Eaton's Creek Road, a 50-foot Public Right-of-Way, at the Northwesterly property corner of a tract of land conveyed to Bobby R. Cook as of record in Deed Book 10619, Page 836, Register's Office for Davidson County, Tennessee; said iron rod also being situated North 00 degrees 54 minutes 58 seconds East, 352.27 feet from the centerline intersection of said Eaton's Creek Road and Princess Lane, a 50-foot Right-of-Way; THENCE,

1. With the Easterly Right-of-Way Line of said EAton's Creek Road, North OJ degrees 17 minutes 26 seconds West, 1011.75 feet to an iron rod (NEW); THENCE,

2. In a Northwestwardly direction with a curve to the left having a radius of 1298.10 feet, a central angle of 04 degrees 31 minutes 40 seconds, for an arc length of 102.58 feet to an iron rod (OLD) at the Southwesterly property corner of a tract of land conveyed to Timothy Ethridge and wife, Rhonda Ethridge as of record in Instrument No. 20020312-0030869, Register's Office for Davidson County, Tennessee; said curve has a chord bearing and distance of North 02 degrees 56 minutes 36 seconds West, 102.55 feet; THENCE,

3. Leaving said Easterly Right-of-Way Line of Eaton's Creek Road, and with the Southerly property line of said Ethridge, South 89 degrees 36 minutes 08 seconds, East 319.05 feet to an iron rod (OLD) at the Southeasterly property comer of said Ethridge; THENCE,

4. With said Easterly Line, North 00 degrees 18 minutes 32 seconds, East 339.35 feet to an iron rod (OLD) at the Northeasterly comer of said Ethridge; THENCE,

5. With the Northerly Line of said Ethridge, South 83 degrees 27 minutes 44 seconds West, 381.49 feet to an iron rod (OLD) on the Easterly Right-of-Way Line of the aforementioned Eaton's Creek Road; THENCE,

6. With the Easterly Right-of-Way Line of said Eaton's Creek Road, North 15 degrees 05 minutes 31 seconds West, 96.68 feet to an iron rod (NEW); THENCE,

7. In a Northwestwardly direction with a curve to the right having a delta angle of 04 degrees 34 minutes 51 seconds, a radius of 1248.24 feet, for an arc length of 99.80 feet to a point in Eaton's Creek; said curve has a chord bearing and distance of North 12 degrees 48 minutes 05 seconds West, 99.77 feet; THENCE,

8. North 10 degrees 30 minutes 40 seconds West, 5.03 feet to a point in Eaton's Creek; THENCE,

9. Leaving said Easterly Right-of-Way and with the centerline of Eaton's Creek, North 03 degrees 34 minutes 01 seconds East, 34.94 feet; THENCE,

10. North 08 degrees 12 minutes 30 seconds West, 286.44 feet; THENCE,

11. North 01 degrees 24 minutes 14 seconds West, 108.04 feet; THENCE,

12. North 06 degrees 06 minutes 31 seconds West, 102.83 feet: THENCE,

13. North 08 degrees 21 minutes 45 seconds West, 148.39 feet to a point in the centerline of said Eaton's Creek, being the Southwesterly property corner of a tract of land conveyed to E. R. Rutherford as of record in Deed Book 8835, Page I 88, Register's Office for Davidson County, Tennessee; THENCE,

14. Leaving the centerline of said Eaton's Creek, and with the Southerly property line of said E. R. Rutherford, South 85 degrees 18 minutes 55 seconds East, passing through a metal T-Post (OLD) at 571.82 feet, being the Southwesterly property corner of a tract of land conveyed to Roger C. Brown as of record in Instrument No. 20020304-0026933, Register's Office for Davidson County, Tennessee, for a total distance of 1120.36 feet to an iron rod (OLD) in the Southerly property line of a tract of land conveyed to Roger C. Brown as of record in Deed Book 9969, Page 639, Register's Office for Davidson County, Tennessee; THENCE,

15. With the Southerly property line of said Roger C. Brown in part, South 85 degrees 07 minutes 55 seconds East, 750.20 feet to an iron rod (NEW) at the base of an existing fence post at the Northwesterly property corner of a tract of land conveyed to Lila Spencer as of record in Instrument No. 20030312-0033340, Register's Office for Davidson County, Tennessee; THENCE,

16. With the Westerly property line of said Lila Spencer, South 22 degrees 05 minutes 36 seconds West, 484.93 feet to an iron rod (NEW); THENCE,

17. South 12 degrees 11 minutes 55 seconds West, passing through an iron rod (OLD) at 67.73 feet, being the most Northwesterly boundary corner of Enchanted Hills, Section Five, Phase Two as of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee for a total distance of725.97 feet to an iron rod (OLD) at a Southwesterly boundary comer of said Enchanted Hills, Section Five, Phase Two; THENCE,

18. With said Southerly boundary line, South 70 degrees 13 minutes 35 seconds East, 198.51 feet to an iron rod (NEW); THENCE,

19. South 03 degrees 44 minutes 57 seconds West, 211.44 feet to an iron rod (NEW); THENCE,

20. South 08 degrees 23 minutes 4 7 seconds East, passing through an iron rod (OLD) at 88.22 feet, being the Northwesterly boundary comer of Enchanted Hills, Section Five, Phase I as of record in Plat Book 6900, Page 870, Register's Office for Davidson County, Tennessee, for a total distance of 462.81 feet to an iron rod (NEW) in the Northerly boundary line of Gold Key Subdivision, Section III as of record in Plat Book 6250, Page 595, Register's Office for Davidson County, Tennessee; THENCE,

21. With the Northerly boundary line of said Gold Key Subdivision, Section III, South 75 degrees 20 minutes 33 seconds West, 147.76 feet to an iron rod (OLD); THENCE,

22. South 80 degrees 45 minutes 10 seconds West, 180.80 feet to an iron rod (NEW); THENCE,

23. South 83 degrees 09 minutes 04 seconds West, 303.50 feet to an iron rod (OLD); THENCE,

24. South 81 degrees 01 minutes 31 seconds West, 136.08 feet to a concrete monument (OLD); THENCE,

25. South 75 degrees 49 minutes 31 seconds West, 600.09 feet to an iron rod (NEW) at the Southeasterly property comer of a tract of land conveyed to Jose Carapia and wife, Maria Carapia and Federico Leon as of record in Instrument No. 20000908-0089049, Register's Office for Davidson County, Tennessee; THENCE,

26. With the Easterly property line of said Carapia and Leon, North 14 degrees I 0 minutes 29 seconds West, 95.25 feet to an iron rod (NEW); THENCE,

27. South 75 degrees 49 minutes 31 seconds West, 204.58 feet to the Point of Beginning and containing 3,187.307 Square feet or 73 .170 Acres, More or Less as calculated by the above courses and distances.

Such land being more particularly described as land in Davidson County, Tennessee described by the Final Subdivision Plat for Phase One Carrington Place, of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee; the said land being further described by the Final Subdivision Plat for Phase Two Carrington Place, of record in Instrument No. 20100923-0075756, said Register's Office; the said land being further described by the Final Subdivision Plat for Phase Three Section One Carrington Place, of record in Instrument No. 20150312-0021420, said Register's Office; the said land being further described by the Final Plat Phase Three Section Two Carrington Place, of record in Instrument No. 20161117-0121371, said Register's Office; the said land being further described by the Final Plat Phase Three Section Two Carrington Place, of record in Instrument No. 20161130-0125787, said Register's Office; the said land being further described by the Final Plat Phase Four Carrington Place, of record in Instrument No. 20171220-0129584, said Register's Office; the said land being further described by the Final Plat Phase Five Carrington Place, of record in Instrument No. 20180724-0071970, said Register's Office, to which Plat references are hereby made for a more complete and accurate legal description.

Included in the legal description but expressly excluded from this conveyance are any and all lots shown on such Plats which have been conveyed to parties other than the Grantor herein prior to the date of this conveyance, and any of the land which has been dedicated for public use.

BEING the same property conveyed to Randall B. Smith and Corey W. Craig by Quitclaim Deed from Lloyd H. Craig of record in Instrument No. 20141209-0112470, Register's Office for Davidson County, Tennessee.

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

SCOTT D. WEISS

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission expires: 11/08/2021

Notary Public