Karen Johnson Davidson County
Batch# 203587 DEEDQC
03/08/2019 09:10:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190308-0021358

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Skyline Homeowners Association, Inc. 50 Vantage Way, Suite 107 Nashville, TN 37228	Same	050-16-0-002.00 and a portion of 050-00-0-054.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Affordable Housing Resources, Inc., for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Skyline Homeowners Association, Inc., its successors and assigns, its entire right, title, and interest in and to a certain tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Tract One:
Being a tract marked reserved on the Plan of Sky View Subdivision, as of record in Book 2331, pages 54 and 55, Register's Office for said County, and described as follows:

Beginning at a point at an iron pin in the easterly margin of Hunley Drive, said point being opposite a turn into a 25-foot roadway shown on said plan; thence along the margin of Hunley Drive, if extended, northerly 37 1/2 feet to a concrete monument in the east terminus of Vailview Drive; as shown on said plan, being the southwest corner of the Lucas property 89 deg. 15'; East 890 feet to a concrete monument; thence South 1 deg. 48' East 220 feet to a corner along the line of Lots 63, 62, 61, 59 and 58, as follows: westerly 450 feet to appoint; thence southwesterly 181 feet to a point; thence northwesterly 72.8 feet to a point; northerly 223 feet to a point; westerly 220 feet to the beginning of a curve, above referred to; thence around said curve, southwesterly 38.2 feet to the beginning.

Tract Two:
Beginning at a concrete monument in the terminus of Vailview Drive, being the northwest corner of the William E. Brinkley property, of record in Book 4369 page 149 in the Register's Office of Davidson County, Tennessee; Thence, with the boundary line of Sky View Subdivision, of record in Book 2331 pages 54 and 55 in said Register's Office, as follows: North 2 degrees 41 minutes 11 seconds West 379.74 feet to a concrete monument, North 87 degrees 51 minutes 27 seconds West 430.71 feet to a concrete right-of-way monument in the southerly right-of-way of Briley Parkway (State Route 155); Thence, with said right-of-way, as follows: North 80 degrees 27 minutes 18 seconds East 292.24 feet to a concrete right-of-way monument, North 83 degrees 12 minutes 05 seconds East 291.51 feet to a concrete right-of-way monument, South 87 degrees 41 minutes 41 seconds East 340.94 feet to a concrete right-of-way monument, South 84 degrees 21 minutes 31 seconds East 451.15 feet to an iron rod; Thence, severing the property of Michael

W. O'Neill and Patrick P. Walters (Davidson County Property Map 50 parcel 54), of record in Book 11684 page 656 in said Register's Office, South 1 degree 25 minutes 46 seconds East 84.92 feet; Thence continuing to sever said O'Neill and Walters property with the boundary line of Davidson County Property Map 50 Parcel 90 as follows: South 1 degree 25 minutes 46 seconds East 291.65 feet to an iron rod, North 88 degrees 34 minutes 14 seconds East 644.37 feet to a concrete right-of-way monument in the westerly right-of-way of Dickerson Pike (State Route 11, U.S. Highway 31-W/41), said monument being 80 feet from the centerline at Station 125+45 of said Dickerson Pike as depicted on Tennessee Department of Transportation 1994 Right-of-Way Project No. 19074-2236-04 Sheet 15A; Thence, with said right-of-way, South 8 degrees 38 minutes 35 seconds West 25.39 feet to an iron rod; Thence, with the terminus of Oakview Drive, South 88 degrees 34 minutes,14 seconds West 53.27 feet to a concrete right-of-way monument; Thence, with the northerly boundary line of the Mildred Laverne Hamblin and William Wayne Hamblin property, of record in Book 8165 page 139 in said Register's Office, South 88 degrees 34 minutes 14 seconds West 614.28 feet to a concrete monument; Thence, with the northerly boundary line of said William E. Binkley property, South 88 degrees 50 minutes 38 seconds West 901.68 feet to the Beginning containing 10.403 acres.

The above described tract is benefited by a 25 foot wide permanent and perpetual easement for the purpose of ingress and egress across a portion of the Michael W. O'Neill and Patrick P. Walters property, of record in Book 11684 page 656 in the Register's Office of Davidson County, Tennessee, being a portion of Davidson County Property Map 50 Parcel 90, and being more particularly described as follows:

Beginning at a concrete right-of-way monument in the westerly right-of-way of Dickerson Pike (State Route 11, U.S. Highway 31-W/41), said monument being 80 feet from the centerline at Station 125+45 of said Dickerson Pike as depicted on Tennessee Department of Transportation 1994 Right-of-Way Project No. 19074-2236-04 Sheet 15A; Thence, with the boundary line of the above described tract, being the southerly boundary line of the portion of the Michael W. O'Neill and Patrick P. Walters property, of record in Book 11684 page 656 in the Register's Office of Davidson County, Tennessee, depicted as Davidson County Property Map 50 Parcel 90, South 88 degrees 34 minutes 14 seconds West 644.37 feet to an iron rod; Thence, with the westerly boundary line of said Parcel 90, North 1 degree 25 minutes 46 seconds East 25.00 feet; Thence, severing said Parcel 90, North 88 degrees 34 minutes 14 seconds East 648.81 feet to said westerly right-of-way of Dickerson Pike; Thence, with said right-of-way, South 8 degrees 38 minutes 35 seconds West 25.39 feet to the Beginning.

The above described tract is subject to a 25 foot wide permanent and perpetual easement for the purpose of ingress and egress over a portion of said tract benefiting the portion of the Michael W. O'Neill and Patrick P. Walters property, of record in Book 11684 page 656 in the Register's Office of Davidson County, Tennessee, depicted as Davidson County Property Map 50 Parcel 90, and being more particularly described as follows:

Beginning at a concrete right-of-way monument in the westerly right-of-way of Dickerson Pike (State Route 11, U.S. Highway 31-W/41), said monument being 80 feet from the centerline at Station 125+45 of said Dickerson Pike as depicted on Tennessee Department of Transportation 1994 Right-of-Way Project No. 19074-2236-04 Sheet 15A; Thence, Thence, with said right-of-way, South 8 degrees 38 minutes 35 seconds West 25.39 feet to an iron rod; Thence, with the

terminus of Oakview Drive, South 88 degrees 34 minutes 14 seconds West 53.27 feet to a concrete right-of-way monument; Thence, with the southerly boundary line of the above described tract, being the northerly boundary line of the Mildred Laverne Hamblin and William Wayne Hamblin property, of record in Book 8165 page 139 in said Register'S Office, South 88 degrees 34 minutes 14 seconds West 586.66 feet to a concrete monument; Thence, severing the above described tract, North 1 degree 25 minutes 46 seconds West 25.00 feet to an iron rod; Thence, with the boundary line of the above described tract, being the southerly boundary line of the portion of the Michael W. O'Neill and Patrick P. Walters property, of record in Book 11684 page 656 in the Register's Office of Davidson County, Tennessee, depicted as Davidson County Property Map 50 Parcel 90, North 88 degrees 34 minutes 14 seconds East 644.37 feet to the BEGINNING.

The above described tract is subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6161 page 257 in the Register's Office of Davidson County, Tennessee.

This description is based on a field survey completed on July 28, 1999 and revised on September 10, 1999 and November 13, 2001 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.

1. Easement for water line of record in Book 6167, page 257, said Register's Office. (Tract 1)
2. Right-of-way of a controlled access highway per consent judgment and final decree in Book 10558, page 218, said Register's Office. (Tract 1)
3. 50 foot ingress/egress easement which shall benefit the above property and Parcel 90 as shown on survey of The Cummings Group, Inc. dated November 13, 2001. (Tract 1)
4. Any and all visible easements on and across subject property. (Tracts 1 & 2)
5. Subject to any and all building and zoning regulation of City, County and State. (Tracts 1 & 2)
6. Easement for sewers/drainage in Book 6190, page 646, said Register's Office. (Tract 2)
7. Easement to Metro Government in Book 6190, page 648, said Register's Office. (Tract 2)
8. All matters appearing on the Plan of record in Book 2331, page 54, said Register's Office. (Tract 2)
9. Any other matters appearing on the record at the Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from the above transfer are the tracts or parcels of land described as follows:

> Land in Davidson County, Tennessee, being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and the Open Space on East Vailview Court containing 0.328 Acres (aprox. 14,305 sq. ft.), as show on the final plat of Skyline Village of record in Instrument Number 20050418-0042718, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of each lot.

BEING part of the same property conveyed to Affordable Housing Resources, Inc. from AshCar Development, a Tennessee Partnership, by Warranty Deed dated November 16, 2001 of record in Instrument Number 20011127-0129092, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hands this 6 day of March, 2019.

AFFORDABLE HOUSING RESOURCES, INC.

By: _____
E. D. Latimer, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, E. D. Latimer, with whom I am personally acquainted, and who acknowledged that he is the authorized representative of the Grantor, and is authorized to execute this instrument on behalf of Affordable Housing Resources, Inc. and that as such he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2019.

_____
Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My commission expires: 3-20-19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration or actual value for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 6th day of March, 2019.

_____
Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 3-20-19

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.