(2)

This Instrument Was Prepared By: William Davis, Attorney, P.C., 219 Ward Cir. #6, Brentwood, TN 37027

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL:**
Matthew D. Charette 2445 Eastland Ave Nashville, TN 37206	NEW OWNER SAME	08309021400

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Karen Johnson Davidson County
Batch# 257369 DEEDQC
07/16/2019 10:00:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190716-0069326

Subscribed and sworn to before me, this the 3 day of July, 2019.

Notary Public
My Commission Expires:

W. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, I, David G. Knoble, do hereby quitclaim, and by these presents do transfer and convey all of my right, title, and interest unto Matthew D. Charette, the said Grantee, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property also known as 1008 A Woodland Street, Nashville, Tennessee, 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3 day of July, 2019.

David G. Knoble

****

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David G. Knoble with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 day of July, 2019.

Notary Public

My commission expires: 12/19/2020

W. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

EXHIBIT "A"
LEGAL DESCRIPTION:

Land situated in the 6th Councilmanic District, Davidson County, City of Nashville, Tennessee and being more particularly described as follows:

Beginning at an iron rod (new) set in the northerly margin of Woodland Street (R.O.W. varies) and the westerly margin of Alley #292 (16'R.O.W.), being 36.4' more or less from centerline intersection of said Woodland Street and Alley #292 and being the northeasterly corner of the hereon described tract;

Thence, along the westerly margin of said Alley #292 S08°43'06"W, a distance of 264.49' to an iron rod (new);

Thence, along the northerly margin of Alley #299 (11.6'R.O.W.) N80°53'09"W, a distance of 67.00' to an iron rod (new);

Thence, along the easterly line of Magnolia Woodlands, LLC of record in Instrument 20181010-0100654, R.O.D.C. N08°46'16"E, a distance of 220.00' to an iron pin (old), passing an iron rod (old) at 1.77';

Thence, along the southerly margin of said Woodland Street N65°19'39"E, a distance of 80.00' to the Point of Beginning.

Containing an area of 16,235 Square Feet or 0.37 Acres, more or less.

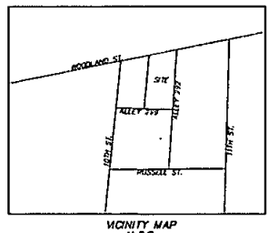
Being the same property conveyed to David G. Knoble, Jr. and wife, Suzanne E. Knoble, by Installment Deed from James R. Moss and wife, Florence M. Moss, dated 07/08/1992 and filed for record on 07/08/1992 in Book 8671, page 792, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David G. Knoble by Quitclaim Deed from Suzanne E. Knoble, dated 11/03/2005 and filed for record on 11/22/2005 in Instrument Number 20051122-0140963, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Matthew D. Charette by Special Warranty Deed from David G. Knoble, dated 07/03/2019 and filed for record on July 10, 2019 in Instrument Number 20190710-0069325, Register's Office for Davidson County, Tennessee.

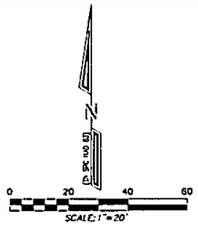
David G. Knoble, Jr. and David G. Knoble are the same person.

This is improved property also known as 1008 A Woodland Street, Nashville, Tennessee, 37206.

Map and Parcel: 08309021400



VICINITY MAP
N.T.S.



UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-615-333-1987 OR 1-800-351-1111.

RECORD DESCRIPTION:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE NICHOLAS HOBSON UNRECORDED PROPERTY IN EAST NASHVILLE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST INTERSECTION OF WOOD AND STREET AND AN ALLEY; BEING THE FIRST ALLEY EAST OF 10TH STREET; THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTHERLY 175 FEET TO THE NORTHERLY MARGIN OF ANOTHER ALLEY; THENCE WITH THE NORTHERLY MARGIN OF THE LAST MENTIONED ALLEY; WESTWARDLY 61 FEET; THENCE NORTHWARDLY 220 FEET MORE OR LESS, TO THE SOUTHERLY MARGIN OF WOODLAND STREET; THENCE WITH THE SOUTHERLY MARGIN OF SAID STREET, EASTWARDLY 80 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID G. KNOBLE, JR. AND WIFE, SUZANNA E. KNOBLE, BY INSTALLMENT DEED FROM JAMES R. WEBB AND WIFE, FLORENCE N. WEBB, DATED 01/06/1992 AND FILED FOR RECORD ON 01/09/1992 IN BOOK 8571, PAGE 702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED TO DAVID G. KNOBLE BY QUITCLAIM DEED FROM SUZANNA E. KNOBLE, DATED 11/03/2005 AND FILED FOR RECORD ON 11/07/2005 IN INSTRUMENT NUMBER 20051122-0140845, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SCHEDULE B PART II:
DEED OF TRUST FROM DAVID G. KNOBLE IN FAVOR OF THE BANK OF NASHVILLE SECURING A NOTE OF EVEN DATE IN THE PRINCIPAL AMOUNT OF $250,000.00, DATED 03/05/2007 AND FILED FOR RECORD ON 03/21/2007 IN INSTRUMENT NUMBER 20070321-0027573, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID DEED OF TRUST ANCHORED TO REDUCE THE MAXIMUM PRINCIPAL INDEBTEDNESS IN INSTRUMENT NUMBER 20160210-0012305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.(PARTIAL RELEASE OF RECORD INSTRUMENT NUMBER 20100405-0025024, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)

NOTES:
1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (VERTICAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION FOR THE UNADJUSTED FIELD SURVEY IS GREATER THAN 1:10,000.
2. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBTAINED ON/BETWEEN THE DATES OF 3/13/2018 UTILIZING A TOPCON DUAL FREQUENCY RECEIVER. THE BEARINGS SHOWN WERE DERIVED USING THE 1983 CLASS REFERENCE NETWORK AND REFERENCED TO NAD 83 (2011), TENNESSEE ZONE 4100.
3. ANY GRAPHIC PLOTTING ONLY. SUBJECT SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, PER FEMA/TVPM.
4. THE PROPERTY HAS DIRECT ACCESS TO WOODLAND STREET, A DEDICATED PUBLIC STREET.
5. THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON SUBJECT PROPERTY IS: 12 SPACES INCLUDING 2 DESIGNATED AS HANDICAPPED SPACES.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER NCD-JSCOTT CHARETTE, WITH AN EFFECTIVE DATE OF MAY 8, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
7. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED IN THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
8. WATER AND SEWER LINES TAKEN FROM A MAP PROVIDED BY METRO WATER SERVICES.

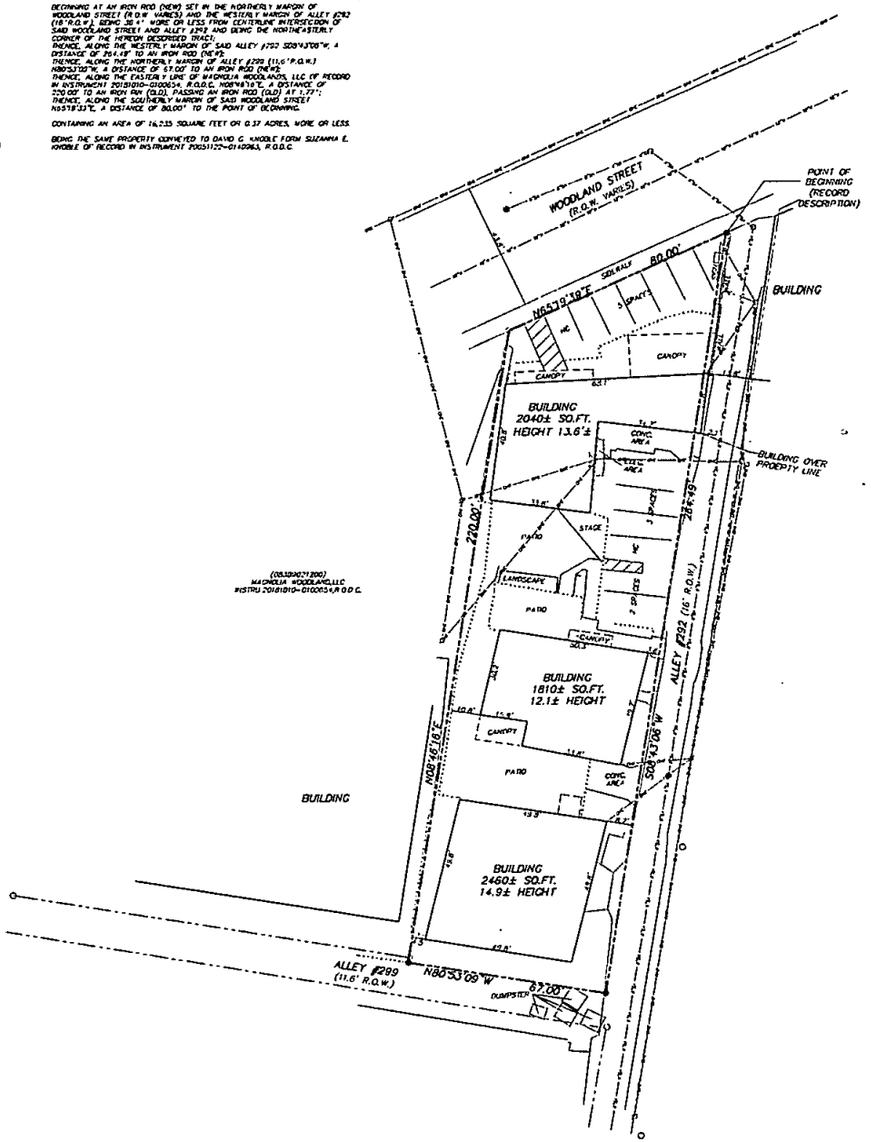
CRAWFORD & CUMMINGS, P.C.
8161 HWY 100, SUITE 163
NASHVILLE, TN. 37221
(615) 292-2681
EMAIL: ALAN@CCSURVEYORS.NET

AS-SURVEYED DESCRIPTION:
LAND SITUATED IN THE 6TH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) SET IN THE NORTHERLY MARGIN OF WOODLAND STREET (R.O.W. VARIES) AND THE WESTERLY MARGIN OF ALLEY #292 (18' R.O.W.), BEING 38.4' MORE OR LESS FROM CENTERLINE INTERSECTION OF SAID WOODLAND STREET AND ALLEY #292 AND BEING THE NORTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT; THENCE, ALONG THE WESTERLY MARGIN OF SAID ALLEY #292 S28°43'06"W, A DISTANCE OF 354.18' TO AN IRON ROD (NEW); THENCE, ALONG THE NORTHERLY MARGIN OF ALLEY #299 (11.6' R.O.W.) N88°53'09"W, A DISTANCE OF 97.00' TO AN IRON ROD (NEW); THENCE, ALONG THE EASTERLY LINE OF MAGNOLIA WOODLANDS, LLC OF RECORD IN INSTRUMENT 20131010-0100054, R.O.D.C. N08°48'10"E, A DISTANCE OF 220.00' TO AN IRON PIN (OLD), PASSING AN IRON ROD (OLD) AT 1.77'; THENCE, ALONG THE SOUTHERLY MARGIN OF SAID WOODLAND STREET N65°19'19"E, A DISTANCE OF 80.00' TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 16,235 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DAVID G. KNOBLE FORM SUZANNA E. KNOBLE OF RECORD IN INSTRUMENT 20051122-0140845, R.O.D.C.



LEGEND

SAN. MANHOLE	UNLESS NOTED (1/2")		OVERHEAD ELECTRIC
FIRE HYDRANT	UNLESS NOTED (1/2")		WATER LINE
(00) PARCEL NUMBER			SEWER LINE
			FENCE LINE

SURVEYOR'S CERTIFICATE
TO FIRST TENNESSEE BANK NATIONAL ASSOCIATION, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, FIDELITY NATIONAL TITLE INSURANCE COMPANY & MATTHEW D. CHARETTE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4,6(a),6(b),7(a),7(b1), 7(c),8,9,10(a),11(a),11(b),13,14,16,17,18&19 of Table A thereof. The field work was completed on 5-15-19.



5-15-19

WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

FOR:
MATTHEW D. CHARETTE
1008 WOODLAND ST.
NASHVILLE, TN
615-943-4393

DEED REFERENCE
TO DAVID G. KNOBLE
FROM: SUZANNA E. KNOBLE
RECORD: INSTRUMENT 20051122-0140845, R.O.D.C.

PARCEL ID
093090271400

AREA: 16,235 SQUARE FEET±
OR 0.37 ACRES±

ALTA/NSPS
LAND TITLE SURVEY
KNOBLE PROPERTY
1008 WOODLAND STREET,
6TH COUNCILMANIC DISTRICT,
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

DATE: 5-15-19 CCPC JOB NO. 19-026
REVISED: 7-8-19