(1)

Kthren TD:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Casey Breighton
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20th DAY OF April, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03014 WOODLEE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jonathan Woodlee and Kersten E Woodlee	same	083-06-0-180.00
2022 Benjamin Street		083-06-0-180.00
Nashville, TN 37206		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KERSTEN SCHMIDT, AN UNMARRIED WOMAN, AND DENNIS SCHMIDT, AND WIFE, SARAH SCHMIDT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JONATHAN WOODLEE AND WIFE KERSTEN E. WOODLEE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2022 Benjamin Street, Nashville, TN 37206

Witness our hand on this 20th day of April, 2009

Kersten Schmidt

Dennis Schmidt

Sarah Schmidt

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: Kersten Schmidt, Dennis Schmidt, and Sarah Schmidt the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Kersten Schmidt, Dennis Schmidt, and Sarah Schmidt executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of April, 2009

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans:T20090028317 DEEDQC
Recvd: 04/30/09 10:12 2 pgs
Fees:12.00 Taxes:0.00

20090430-0039244

EXHIBIT A - LEGAL DESCRIPTION

BEING PART OF LOT NOS. 14 AND 19 ON THE PLAN OF THE 1ST SUBDIVISION OF BROWNSVILLE AS OF RECORD IN BOOK 21, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF BENJAMIN, FORMERLY LOCKE STREET, AT A POINT 100.0 FEET EAST OF THE EASTERLY MARGIN OF GENTRY AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO TAPLEY JENNINGS BY DEED FROM CHARLES BROWN AND WIFE, OF RECORD IN BOOK 587, PAGE 77, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERLY MARGIN OF BENJAMIN STREET, EASTERLY 50.0 FEET; THENCE AT RIGHT ANGLES, SOUTHERLY 150.0 FEET; THENCE AT RIGHT ANGLES, WESTERLY 50.0 FEET TO THE SOUTHEAST CORNER OF SAID JENNINGS' PROPERTY; THENCE WITH THE EASTERLY LINE OF SAME, NORTHERLY 150.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JONATHON DAVID MAHAFFEY AND WIFE, KELSEY DIANE MAHAFFEY TO KERSTEN SCHMIDT, UNMARRIED, AND DENNIS SCHMIDT, MARRIED AS RECORDED ON THE 22ND
DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070622-0074805 AND WARRANTY DEED FROM SHELIA J. PUGH, UNMARRIED, AND DANNY KEITH ELLIS, UNMARRIED TO JONATHON DAVID MAHAFFEY AND WIFE, KELSEY DIANE MAHAFFEY AS RECORDED ON THE 3RD DAY OF OCTOBER, 2002 IN INSTRUMENT NO. 20021003-0120730, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

***Sarah Schmidt is executing this document to convey any marital interest she may have in said property