BILL GARRETT, Davidson County
Trans:T20100065451 DEEDQC
Recvd: 10/15/10 10:31 4 pgs
Fees:22.00 Taxes:0.00
20101015-0082689

Record 1st

Commitment Number: 204.01700

Recording Requested by &
When Recorded Return To:
Indecomm US Recordings
2925 Country Drive
St. Paul, MN 55117

76596756

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
PHILIP ROSENTHAL, M.D. and **DEBORAH ROSENTHAL**, 5415 STANFORD DRIVE, NASHVILLE, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13113004300

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due 0.00

PHILIP ROSENTHAL, M.D. married to **DEBORAH ROSENTHAL**, hereinafter grantor, of **Davidson County**, **Tennessee**, without consideration paid, grants and quitclaims to **PHILIP ROSENTHAL, M.D.** and **DEBORAH ROSENTHAL**, hereinafter grantees, whose tax mailing address is **5415 STANFORD DRIVE, NASHVILLE, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54-A, PREVIOUSLY KNOWN AS PART OF LOT 54, ON THE REVISED PLAN OF THE RESUBDIVISION OF LOT 54 AND PART OF LOT 53 OF WESTWOOD OF RECORD IN PLAT BOOK 4715, PAGE 118, SAID REGISTER'S OFFICE, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON CORNER OF LOTS 39 AND 40, THENCE, WITH THE LINE BETWEEN LOTS 40 AND 54,

IN THE NORTHERLY DIRECTION 100 FEET TO THE COMMON CORNER OF LOTS 40, 41, AND 54; THENCE, NORTHWESTERLY WITH LOTS 41 AND 54, 123 FEET TO THE COMMON CORNER OF LOTS 41, 42, AND 54, AND CONTINUING IN A NORTHWESTERLY DIRECTION WITH THE COMMON LINE OF LOTS 42 AND 54, 130 FEET TO A POINT, SAID POINT BEING COMMON TO LOTS 42, 43, 54, AND 55; THENCE WITH THE COMMON LINE BETWEEN LOTS 55 AND 54 IN A SOUTHWESTERLY DIRECTION, 222 FEET TO A POINT; THENCE CONTINUING BETWEEN SAID LOTS IN A SOUTHWESTERLY DIRECTION 285 FEET TO A POINT; THENCE, LEAVING SAME TO RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 87 FEET, MORE OR LESS, TO A POINT; THENCE, NORTHEASTERLY 154 FEET, MORE OR LESS, TO A POINT; THENCE NORTHEASTERLY 252 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TRACT II INCLUDED IN THIS AS TRACT II IS A 30 FEET RIGHT OF INGRESS AND EGRESS AS SET OUT IN DEED BOOK 1019, PAGE 84, AND BOOK 2016, PAGE 364, SAID REGISTER'S OFFICE. SAID 30 FOOT WIDE STRIP OF LAND IS LOCATED BETWEEN LOT 54-A, ON THE PLAN OF THE RE-SUBDIVISION OF LOT 54 AND PART OF LOT 53 OF WESTWOOD, A PLAT OF WHICH IS OF RECORD IN BOOK 4715, PAGE 118 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND STANFORD DRIVE, SAID EASEMENT SEVERS LOT 54-B, THE PROPERTY OF FRANK NEBBIT ETUX, OF RECORD IN DEED BOOK 6638, PAGE 167 IN SAID REGISTER'S OFFICE, THE REMAINDER OF LOT 53 AND LOT 32 ON THE PLAN OF STANFORD AND CRISWELLS REVISED PLAN OF WESTWOOD, OF RECORD IN BOOK 974, PAGE 14, IN SAID REGISTER'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE COMMON BOUNDARY LINE BETWEEN SAID LOTS 54-A AND 54-B, BEING SOUTHWESTERLY 193 FEET MORE OR LESS ALONG SAID BOUNDARY LINE FROM THE WESTERN MOST COMMON CORNER OF LOTS 39 AND 40 ON SAID REVISED PLAN OF WESTWOOD; THENCE, WITH THE CENTERLINE OF AN EXISTING ACCESS DRIVE AND EXTENDING 15 FEET TO EACH SIDE OF SAID CENTERLINE AS FOLLOWS: SOUTHERLY WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 610.00 FEET, AN ARC DISTANCE OF 197.91 FEET THROUGH A CENTRAL ANGEL OF 18° 35' 22" TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 400.00 FEET; THENCE, WITH SAID CURVE, SOUTHERLY AN ARC DISTANCE OF 222.45 FEET THROUGH A CENTRAL ANGEL OF 31° 51' 50" TO THE POINT OF TANGENCY; THENCE, SOUTH 21° 31' 54" EAST 21.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 90.00 FEET; THENCE, WITH SAID CURVE, SOUTHERLY AN ARC DISTANCE OF 93.83 FEET THROUGH A CENTRAL ANGEL OF 59° 43' 57" TO THE POINT OF TANGENCY; THENCE, SOUTH 38° 12' 03" WEST 53.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300.00 FEET; THENCE, WITH SAID CURVE, SOUTHWESTERLY AN ARC DISTANCE OF 114.44 FEET THROUGH A CENTRAL ANGEL OF 21° 51' 25" TO THE POINT OF TANGENCY; THENCE, SOUTH 60° 03' 28" WEST 136.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 75.00 FEET; THENCE, WITH SAID CURVE, SOUTHERLY AN ARC DISTANCE OF 137.00 FEET THROUGH A CENTRAL ANGEL OF 105° 11' 29" TO THE POINT OF TANGENCY; THENCE, SOUTH

45° 08' 02" EAST 421.06 FEET TO THE WESTERLY MARGIN OF STANFORD DRIVE.

*on 6-25-2003 as Instrument #20030625008733 5.

BEING THE SAME PROPERTY CONVEYED TO PHILIP AND DEBORAH ROSENTHAL, BY DEED FROM WILLIAM P. SUTHERLAND, OF RECORD* ~~IN BOOK 9346, PAGE 588,~~ REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

~~TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.~~

Executed by the undersigned on 8/13, 2010:

PHILIP ROSENTHAL, M.D.

DEBORAH ROSENTHAL

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug. 13, 2010 by **PHILIP ROSENTHAL, M.D.** and **DEBORAH ROSENTHAL**, who is personally known to me or has produced TN Driv. Lic. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

KARA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 8, 2013

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13 day of August, 2010.

KARA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 8, 2013

(Seal)

Affiant

Deborah Rosenthal
Philip Rosenthal MD.
Print Name

Notary Public

My commission expires:
9/8/13

Kara Moore
Print Name

Grantees' Names and Address:

PHILIP ROSENTHAL, M.D. and KAREN E. ROSENTHAL
5415 STANFORD DRIVE, NASHVILLE, TN 37215
Send tax statement to grantees

·U01478980·
1468 8/31/2010 76596756/1