BILL GARRETT, Davidson County
Trans:T20110036891 DEEDQC
Recvd: 06/20/11 14:57 3 pgs
Fees:17.00 Taxes:0.00
20110620-0047269

This Instrument Prepared By:
Rosemary E. Phillips, #10083
3050 Business Park Circle, #203
P.O. Box 590
Goodlettsville, TN 37070-0590
615-859-9111

QUITCLAIM DEED

Address New Owner	**Send Tax Bills to:**	**Map/Parcel #**
Mitzi McKinnon 1216 Greenland Ave. Nashville, TN. 37215	Same	061-16-0-031.00

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration or value, whichever is greater, for this transfer is
$ 0.00

Mitzi McKinnon
Affiant, Mitzi McKinnon

Subscribed and sworn to before me this the 20th day of June, 2011.

Maria Martocci
Notary Public

MARIA MARTOCCI NOTARY Public DAVIDSON COUNTY, TENNESSEE
(Affix Seal)

My Commission Expires May 6, 2013

FOR AND IN CONSIDERATION of the terms of the Final Decree of Divorce, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashley McKinnon**, hereby conveys and quit claims unto **Mitzi McKinnon** all his right, title and interest, in and to the following described real property to wit:

BEING land in Davidson County County, Tennessee, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

* See attached Exhibit A*

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DENIED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE I SNOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE IT'S COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to by Ashley McKinnon, an unmarried man, the following real estate, together with all improvements located thereon, lying in the City o f Nashville, County of Davidson, State of Tennessee, to-with:

> **BEING** the same property conveyed to Ashley McKinnon and his wife, Mitzi McKinnon by deed of record as Document No. 20090113-0003421, Register's Office for Davidson County, Tennessee.

This is improved property known as **1216 Greenland ave. Nashville, TN. 37215**

And now, I, the said **Ashley McKinnon**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my property interest unto **Mitzi McKinnon**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 20th day of June, 2011.

Ashley Mc
ASHLEY McKINNON

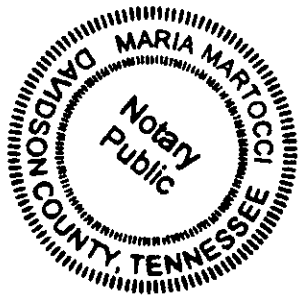
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Ashley McKinnon, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee this 20th day of June, 2011.

Maria Martocci
NOTARY PUBLIC

My Commission expires: My Commission Expires ~~May 6, 2013~~



08-1868

Exhibit A

A certain Tract or parcel of land located in the 11th Civil District of Davidson, County, Tennessee described as follows to wit:
Being part of Lot No. 3 on the Plan of the subdivision of the Dr. William Williams Land as of record in Plan Book 2, page 128, Chancery Court of Davidson County Tennessee, described as follows:
Beginning in the center of Greenland Ave. at the NE corner of Lot No. 36 on the Plan of Subdivision of the westerly part of said Lot NO. 3 as of record in Book 421, page 40, Register's office for said county thence with the easterly line of said Lot No 36, southerly 440 feet to the southerly line of original Lot no 3. thence with said line easterly 297 feet to Agree's S.W. corner thence with Agree's westerly line northerly 440 feet tp the center of said Avenue thence with the center of said Avenue westerly 297 feet to the beginning and containing 3 acres more or less.
Included in the above property description but expressly excluded here form is that property conveyed to Birchel Lawrence Buchanen and wife Martha Carney Buchanen of record in Book 1852, page 307 Register's office for Davidson County Tennessee: described as follows,
Land in the 11th civil District of Davidson County, Tennessee being part of tract no 3 on the plan of the subdivision of the William Williams land as of record in Plan Book 2 page 128, Chancery Court, of Davidson County Tennessee, described according to a survey made by Ralph W. C. Lambert Surveyor dated June 7, 1950, as follows:
Beginning at a point on the southerly margin of Greenland Avenue 407 feet Westerly from the southwest corner of said Greenland Avenue and Kennedy street thence with the Southerly margin of said Greenland Avenue westward 87 feet to a point in the easterly boundary line of a part of Lot no 3. conveyed to Harold W. Hagemyer and wife by deed from D. C. Barrett and wife of record in Book 1634, page 103, Register's office for said county thence with the eastern boundary line of said Hagemyer property said point being the northern boundary line of the J.M> Chappell Subdivision thence with the northern Boundary line of said Chappell Subdivision. Eastwardly 87 feet to a point. Thence northwardly 415 feet to the beginning.
Also included in the above description but expressly excluded hereform is that property conveyed to Harold W. Hagemyer and wife Sarah C. Hagemyer by Deed from D. C. Barrett and wife Ethel Barrett of record in Book 1364, page 103, and Register's office for Davidson County Tennessee described as follows:

Beginning in the center of Greenland Avenue at the northeast Corner of Lot No. 36 on the Plan of the Subdivision of the westerly part of Lot no 3 as of record in Book 421, page 40, Register's office for said county thence with the Easterly line of Lot no 36 southwardly 440 feet thence eastwardly 100 feet thence northwardly 440 feet to the center of Greenland Avenue thence with the center of said Avenue westwardly 100 feet to the beginning.

Being the same property conveyed to Ashley McKinnon an unmarried man, by warranty deed from Michael S. Raby and wife Bonita L. Raby of record in Instrument # 20060109-0003018, dated January 3, 2006 and filed for record January 9, 2006, Register's office for Davidson County Tennessee.