BILL GARRETT, Davidson County
Trans:T20110065189 DEEDQC
Recvd: 10/18/11 15:28 2 pgs
Fees:12.00 Taxes:0.00
20111018-0081126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NEW OWNERS:
Bonnie J. McIver
1414 Boscobel St.
Nashville, TN 37206

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

AFFIANT

Sworn to and subscribed before me this 18th day of October, 2011

Notary Public My Commission expires 3/10/14

RYAN COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Send Tax Notices To:
SAME

Map-Parcel Number(s)
083/13/ 0 / 345.00

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and the sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quit-claim Deed to the Grantee herein, the property herein described, I, **ARTHUR MICHAEL SAN SOUCI, a married person,** does hereby convey to **BONNIE J. McIVER, a single person,** her heirs and assigns forever, all of my right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the easterly 22 feet of Lot 194, and the westerly 31 feet of Lot 195 on the Map of the Lindsley Home Place, as of record in Book 2, page 92, Chancery Court for Davidson County, Tennessee, and described according to a survey made by Hal W. Swann, Jr., Surveyor, dated April 5, 1952, as follows:

Said parts of Lots 194 and 195 adjoin and front together 53 feet on the southerly side of Boscobel Street and run back between lines being 122.23 feet on the easterly line and 122.61 feet on the westerly line to the northerly margin of an alley in the rear on which they measure 53 feet.

Being the same property as conveyed to Arthur Michael San Souci by Quitclaim Deed from Daniel P. McIver and wife, Bonnie J. McIver dated November 13, 2002, recorded January 3, 2003 at Instrument Number 20030103-0001169, Register's Office for Davidson County, Tennessee.

And now I ARTHUR MICHAEL SAN SOUCI, a married person, for the expressed purpose conveying all my right title and interest to BONNIE J. McIVER, a single person and her heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out in above..

The herein described property was never the permanent residence of the Grantor or his spouse herein and therefore neither claimed any Homestead rights in subject tract.

SUBJECT TO: Easements, building setback lines and certain restrictions on the Plan of Lindsley Home Place of record in Book 2 Page 92, Chancery Court for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would Violate Title 42 USC 3604.

IN WITNESS WHEREOF, the said Arthur Michael San Souci, a married person does hereby set his signature(s) on the 18th day of October, 2011

ARTHUR MICHAEL SAN SOUCI, a married person

RYAN COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Arthur Michael San Souci, a married **person** the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 18 day of October, 2011

My commission expires 3/10/14

NOTARY PUBLIC

The street address of the herein described property is believed to be 1414 Boscobel Street, Nashville, TN 37206 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Prepared by: Real Estate Title Services 4741 Trousdale Dr., Ste. 4, Nashville, TN 37220