BILL GARRETT, Davidson County
Trans:T20110080267 DEEDQC
Recvd: 12/19/11 15:45 2 pgs
Fees:12.00 Taxes:0.00
20111219-0098998

THIS INSTRUMENT PREPARED BY:
JAY H. SMITH, ATTORNEY
707 18th Avenue South, Suite 6
NASHVILLE, TN 37212

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Threshold Property, LLC **1511 Russell Street** **Nashville, TN 37206**	**NEW OWNER**	**083-05-352.00**

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **Daniel Fell and Catherine Schnurman (now Catherine Fell),** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Threshold Property, LLC**, our entire right, title and interest in and to a certain tract of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 46 on the Plan of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

Said Lot 46 fronts 50 feet on the northerly side of Franklin Avenue and runs back Between parallel lines 150 feet to an alley.

Being the same property conveyed to Daniel Fell and Catherine Schnurman (now known as Catherine Fell) by Warranty Deed from Verna B. Hunter of record in Instrument No. 20050404-0036605, Register's Office for Davidson County, TN.

This is improved property known as 1409 Franklin Ave, Nashville, TN 37206.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 16 day of December, 2011.

Daniel Fell

Catherine Schnurman Fell

Catherine Schnurman Fell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Fell and Catherine Schnurman Fell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that they executed the within instrument for the purpose therein contained.

Witness my hand and seal at Nashville, TN this 16th day of December, 2011.

Notary Public

JENNIFER CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: JAN 06 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 00.

Affiant

Sworn to and subscribed before me this the 16th day of December, 2011.

Notary Public

JENNIFER CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: JAN 06 2015