QUITCLAIM DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-FFG-11-323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine M. Newman (NAME)	Farmington Financial Group, (NAME)	
323 50th Avenue North (ADDRESS)	1912 21st Avenue South (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	91-15-216.00

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I **KATHERINE NEWMAN, UNMARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **KATHERINE M. NEWMAN AND KEVIN EDWARDS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN B. KOHL CO., P.C., DATED OCTOBER 30, 1998 AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 9TH STREET OR 50TH AVENUE, NORTH, 100 FEET SOUTH OF THE SOUTHERLY MARGIN OF 1ST AVENUE, OR PARK AVENUE, RUNNING THENCE SOUTHWARDLY 50 FEET ALONG THE WESTERLY MARGIN OF SAID 9TH STREET OR 50TH AVENUE NORTH; THENCE WESTWARDLY AT RIGHT ANGLES 160 FEET TO A DEAD LINE; THENCE NORTHWARDLY AND PARALLEL WITH 9TH STREET OR 50TH AVENUE NORTH 50 FEET TO A POINT; THENCE EASTWARDLY AND PARALLEL WITH 1ST AVENUE, OR PARK AVENUE 160 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE NEWMAN BY WARRANTY DEED FROM JOHN H. NEWMAN AND REBECCA LYFORD, HUSBAND AND WIFE, RECORDED ON THE 17TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080717-0073418, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as 323 50th Avenue North Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120003507 DEEDQC
Recvd: 01/17/12 08:30 2 pgs
Fees:12.00 Taxes:0.00
20120117-0004193

Witness my/our hand (s) this the **9th** day of **January, 2012.**

Katherine Newman

Katherine Newman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Newman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9h day of January, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212