BILL GARRETT, Davidson County
Trans:T20120009408 DEEDQC
Recvd: 02/07/12 14:24 2 pgs
Fees:12.00 Taxes:0.00
20120207-0011039

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

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.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

Affiant: Holly Summers

Subscribed and sworn before me, this the 3rd day of February, 2012.

Notary Public: Melanie D. Durard
My Commission Expires: 1-19-14

ADDRESS OF NEW OWNER:
Kathrine Thomason Guthrie
2502 9th Avenue South
Nashville, TN 37204

SEND TAX BILLS TO:
Same

MAP/PARCEL:
118-01 388.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **KATHRINE THOMASON GUTHRIE F/K/A KATHRINE ALANA THOMASON**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **KATHRINE THOMASON GUTHRIE AND EMILIE ALBRITTON GUTHRIE**, (hereinafter referred to as "**GRANTEES**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 25 on the Montrose Park Subdivision, recorded in Book 547, page 25, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northerly point on 9th Avenue South, of Lot No. 13, being the common corner of Lots 13 and 25, running along 9th Avenue South in a northerly direction 60 feet, thence easterly, parallel to the dividing line of Lots 13 and 25, 190 feet, more or less, to a point, which is the dividing line of Lots 25 and 24, thence southerly along the dividing line of Lots 25, 24 and 14 to the northeasterly corner of Lot 13, and thence westerly along the dividing line of Lots 13 and 25, 201 feet, to the point of beginning.

Being the same property conveyed to Kelvin Pennington by Warranty Deed from Beverly A. Pointer Bell, Executrix of the Estate of Susie Lee Riley, dated April 16, 2008, as of record in Instrument No. 20080424-0042124, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Kathrine Alana Thomason, an unmarried woman, by Warranty Deed from Kelvin Pennington, dated May 11, 2010, of record in Instrument No. 20100518-0038394, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 2502 9th Avenue South, Nashville, TN 37204.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 1 day of February, 2012.

Kathrine Thomason Guthrie
KATHRINE THOMASON GUTHRIE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kathrine Thomason Guthrie, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 01 day of February, 2012.

Notary Public

My Commission Expires: 01-06-2015

