Box 10-B

BILL GARRETT, Davidson County
Trans:T20120012013 DEEDQC
Recvd: 02/17/12 12:37 2 pgs
Fees:12.00 Taxes:0.00
20120217-0014148

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2012.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LILY FRANCES HIPKINS, ET AL	**SAME**	**107-14-0-105.00**
(NAME) **704 MT. CARMEL PLACE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, FRANCES HIPKINS, A/K/A LILY FRANCES HIPKINS, UNMARRIED, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **LEE A. COHEN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 213 on the Plan of Miro Meadows, as of record in Book 1424, page 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frances Hipkins from Noah Bryant by deed of record as Instrument No. 20111010-0078474, dated October 4, 2011, Register's Office for Davidson County, Tennessee .

AND NOW, I, the said Lee A. Cohen, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim unto **LILY FRANCES HIPKINS AND MARK EUGENE HIPKINS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** all of my right, title, and interest in the same property herein above described and set forth, to which reference is hereby made.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **918 GOODBAR DRIVE, NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 17th day of **February, 2012.**

Lily Frances Hipkins
LILY FRANCES HIPKINS

Lee A. Cohen, Trustee
LEE A. COHEN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lily Frances Hipkins**, the 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 at Nashville, Tennessee this 17th day of February, 2012.

My Commission Expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 17th day of February, 2012.

My Commission Expires: **May 5, 2015**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON