BILL GARRETT, Davidson County
Trans:T20120035559 DEEDQC
Recvd: 05/15/12 09:25 2 pgs
Fees:12.00 Taxes:0.00
20120515-0041789

PICK-UP

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

KIMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant: Toni J. Rothfuss

Subscribed and sworn to before me this 15 day of May, 2012.

Notary Public

My Commission Expires: May 6, 2013

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	PART OF Map-Parcel Numbers:
Toni J. Rothfuss **P.O. Box 90567** **Nashville, TN 37209**	**SAME**	**091-12-0-012.00**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Toni J. Rothfuss,** by these presents does hereby transfer and quitclaim and convey unto **Toni J. Rothfuss** for the purpose of establishing a new legal description, her successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

Being part of Lot Nos. 121, 123, 125, 127, 129 and 131 of Block 66, Plan No. 1, West Nashville as shown on the plat of record in Book 57, Page 74 and 75, Register's Office and more particularly being the easterly 50 feet of the closed 45th Avenue North, closed pursuant to Bill No. 092-290, Metropolitan Government of Nashville, Davidson County, Tennessee.

Beginning at a new iron rod in the northerly margin of Illinois Avenue and located at the original southwest corner of Lot 121, thence with the margin of said Illinois Avenue, S 88 degrees 44' 41" W, 50.00 feet to a new iron rod; thence leaving said street N 01 degrees 26' 42" W 150.00 feet to a new iron rod in the southerly margin of an alley (Alley #1205); thence was said alley N 88 degrees 44' 41" E 50.00 to a new iron rod located at the original northwest corner of Lot No. 131; thence S 01 degrees 26' 42" E 150.00 feet to the point of beginning.

Being part of the same property conveyed to Toni J. Rothfuss by deed dated January 25, 2012 from Sheryl Sharp Carrico of record in Instrument No. 20120127-0007713 Register's Office for Davidson County, Tennessee

See attached Boundary Survey for particulars

This is improved property, **4414 Illinois Avenue, Nashville, TN 37209**

WITNESS my hand this 15th day of **May, 2012.**

Toni J. Rothfuss

Toni J. Rothfuss

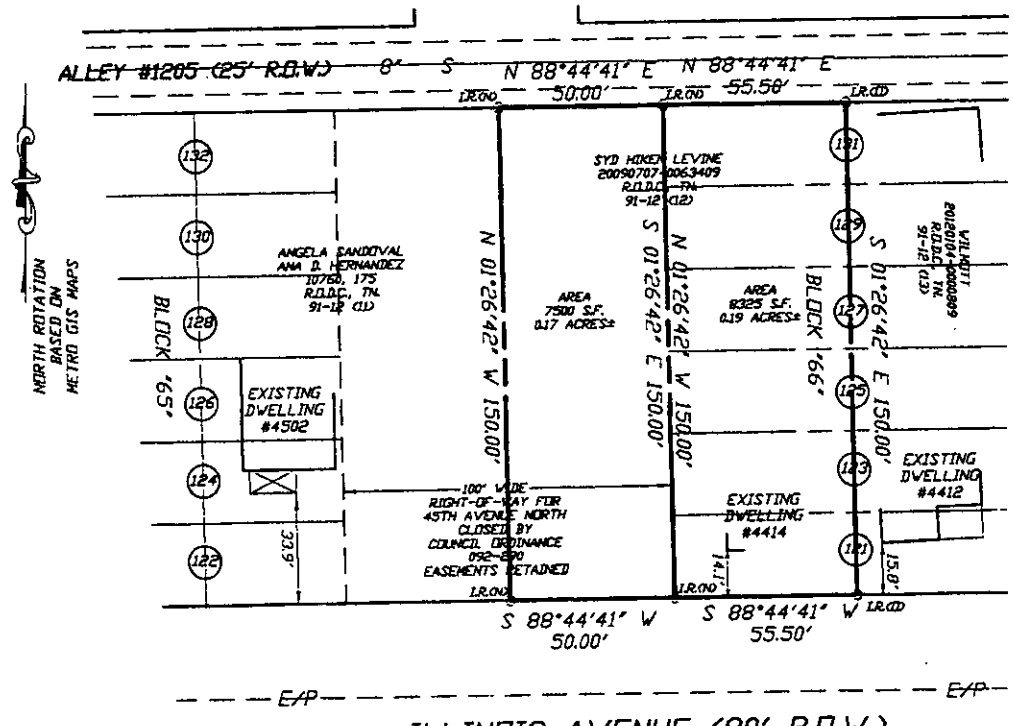
STATE OF Tennessee
COUNTY OF Davidson

On this 15th **day of May, 2012,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Toni J. Rothfuss** 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.

Notary Public

My Commission Expires: May 6, 2013

KIMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



LEGEND
I.R.CD = IRON ROD (OLD)
I.R.ND = IRON ROD (NEW)

E/P — E/P

45TH AVENUE NORTH
100' R.O.W.

ACCORDING TO METRO GIS MAPS
PROPERTY IS ZONED R6
SETBACKS FOR R6 ZONING TAKEN FROM DISTRICT BULK TABLES TITLE 17 "ZONING" CHAPTER 17.12

FRONT = STREET AVERAGE
SIDES = 5'
REAR = 20'
VERIFY SETBACKS WITH CODES BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. / FLOOD INSURANCE RATE MAP THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA PROPERTY IS LOCATED IN ZONE "X" UNSHADED MAP 470040 PANEL 0212 F
EFFECTIVE DATE = 4-20-01

THIS SURVEY WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS FURNISHED PRIOR TO THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS & FIELD LOCATION. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY. CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.

MARK D. DEVENDORF
TENNESSEE NO. 1743

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING 1: ≥3,000 THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

MARK DEVENDORF
TN. R.L.S.#1743

PREPARED BY:
COMPLETE SURVEYING SERVICES
1105 VAVERUNNER COURT EAST
NASHVILLE, TN. 37217
PH. 615-485-5209
EMAIL markdevendorf@att.net

40' 0 40' 80'
GRAPHIC SCALE (IN FEET)
1" = 40'

BOUNDARY SURVEY OF THE
WESTERLY 55 1/2 FEET OF
LOTS 121,123,125,127 & 131, BLOCK 66
PLAN NO. 1, WEST NASHVILLE
BOOK 57, PAGE'S 74 & 75 R.O.D.C., TN.
AND THE EASTERLY HALF OF A
PORTION OF 45TH AVENUE NORTH
CLOSED BY COUNCIL ORDINANCE
092-290, EASEMENTS RETAINED
PROPERTY LOCATED IN THE 20TH
COUNCIL DISTRICT OF NASHVILLE,
DAVIDSON COUNTY TENNESSEE
AT THE NORTHEAST INTERSECTION
OF ILLINOIS AVENUE AND
45TH AVENUE NORTH
PROPERTY ADDRESS:
4414 ILLINOIS AVENUE,
NASHVILLE, TN., 37209
DEED REFERENCE:
INSTRUMENT # 20090707-0063409
R.O.D.C., TN.
PROPERTY MAP 91-12
PARCEL 12 A.O.D.C., TN.
DATE OF SURVEY 1-31-12
SCALE : 1"=40'
PREPARED FOR: S.H. LEVINE

JR