# QUITCLAIM DEED

This Instrument prepared from information furnished by the parties

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN.

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 17th day of July, 2012

Notary Public:

MY COMMISSION EXPIRES: 11/5/12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Cynthia Recchia | NEW OWNER | Map 11604019700 |
| 251 Ensworth Place | | Group |
| Nashville, TN 37205 | | Parcel |

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, we

Franco Recchia

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Cynthia Recchia

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that 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. 1 on the Plan of Ensworth Acres, Section Three, as of record in Book 5800, Page 176, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Ensworth Place, said point being the common front corners of Lots Nos. 1 and 2 on said plan; thence with the west line of Lot No. 2 South 8 degrees 38 minutes 32 seconds West 350.84 feet to a point; said point being the southwest corner of Lot No. 2; thence North 83 degrees 05 minutes 48 seconds West 50.0 feet to a concrete monument; thence North 3 degrees 52 minutes 11 seconds West 58.97 feet to a concrete monument; thence North 32 degrees 58 minutes 46 seconds West 214.68 feet to an iron pin in concrete; thence North 57 degrees 00 minutes East 219.94 feet to an iron pin in concrete located in the south margin of Ensworth Place; thence with said south margin of Ensworth and around a curve having a radius of 40.0 feet southeastwardly 45.0 feet to the point of beginning, containing 42,301 square feet; or 0.98 acres, according to a survey of A&A Engineers, Inc., dated July 19, 1982.

Together with all rights, title and interest in and to the Joint Access Easement shown on the Plan of Ensworth Acres, Section Three, as of record in Book 5800, Page 176, Register's Office for Davidson County, Tennessee, said Joint Access Easement being more particularly described as fronting 45 feet on the south margin of Ensworth Place (the easternmost front 20 feet of Lot No. 1 on said plan and the westernmost from 25.00 feet of Lot No. 2 on said plan) and extending back on its west line 60 feet and on its west line 75 feet to its rear line, which measures 40 feet thereon (20 feet on Lot No. 1 and 20 feet on Lot No. 2)

BEING the same property conveyed to Franco Recchia and Cynthia Recchia by deed from Deborah Campano German, MD, of record in Instrument 20070618-0072427, dated June 8, 2007, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved ( X ) property, known as 251 Ensworth Place, Nashville, TN 37205

Wherever 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 my hand this 17th day of July, 2012.

Franco Recchia

BILL GARRETT, Davidson County
Trans:T20120053923 DEEDQC
Recvd: 07/23/12 13:42 2 pgs
Fees:12.00 Taxes:0.00

20120723-0064533

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2012.

My Commission Expires: 4-2-13

Notary Public

CARISSA OBNEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY