BILL GARRETT, Davidson County
Trans:T20120086354 DEEDQC
Recvd: 11/13/12 10:51 2 pgs
Fees:12.00 Taxes:0.00
20121113-0104161

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121267

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **David S. Koziak,** do hereby bargain, sell, release, remise, quitclaim and convey unto **David S. Koziak and Mary T. Koziak, husband and wife,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 706 Lynnwood Boulevard, Nashville, TN 37205

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND being in Davidson County, Tennessee, being part of Lot No. 208 on the Plan of Royal Oaks Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, and shown on an unrecorded plan of said Subdivision, made by W. B. Southgate, Surveyor, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, May 5, 1950, as follows:

BEGINNING at an iron pin in the easterly margin of Lynnwood Boulevard, 25 feet south of the common corner of Lots 207 and 208, being the southwest corner of the property conveyed to Early M. McCann and wife, by Deed from Royal Oaks Land Company, of record in Book 1555, Page 243, said Register's Office; thence with McCann's southerly line, South 83 degrees 26 minutes east 324.3 feet to an iron pin in the easterly line of Lot 208, 45 feet south of the common corner of Lots 207 and 208; thence with the easterly line of Lot 208, South 9 degrees West 67.5 feet to an iron pin, the northeast corner of the property conveyed to J. D. Lytton and wife, by deed of record in Book 1513, Page 5, said Register's Office; thence South 89 degrees 47 minutes West 340.7 feet to an iron pin in the easterly margin of Lynnwood Boulevard; thence with the margin of the same, North 15 degrees 28 minutes East 109 feet to the beginning.

BEING the same property conveyed to David S. Koziak, unmarried, by Warranty Deed from Leon Seidner, unmarried, dated 5/28/99 and recorded 6/14/99 in Book 11526, page 604, Register's Office for Davidson County, Tennessee.

Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 5th day of November, 2012.

David S. Koziak

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of November, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David S. Koziak,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Kayla E. Lodge
Affiant

Subscribed and sworn to before me this 5th day of November, 2012.

Notary Public

My Commission Expires

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Tax/Map ID & Parcel:
130-07-0-085.00

New Owners:
David S and Mary T Koziak
706 Lynnwood Boulevard
Nashville, TN 37205

Send Tax Bills to :
SAME / NEW OWNER