NAME & ADDRESS OF NEW OWNER:
Richard J. Espenant
304 Hancock Street
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Richard J. Espenant
304 Hancock Street
Nashville, Tennessee 37207

MAP AND PARCEL: 08207031600

THIS INSTRUMENT PREPARED BY:
Abby R. Rubenfeld
RUBENFELD LAW OFFICE, PC
2409 Hillsboro Road, Suite 200
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20120097555 DEEDQC
Recvd: 12/20/12 14:31 2 pgs
Fees:13.00 Taxes:31.45
20121220-0117561

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 13th day of December, 2012, by and between JESSE R. KINMAN, party of the first part of Davidson County, Tennessee, and RICHARD J. ESPENANT, party of the second part, both unmarried, of Davidson County, Tennessee;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of $8,500.00 (EIGHT THOUSAND FIVE HUNDRED DOLLARS), and in accordance with the terms and conditions of an agreement between Richard J. Espenant and Jesse R. Kinman, wherein the party of the first part does hereby quitclaim unto the said party of the second part, his heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of East Nashville Real Estate Co.'s Plan of Lots, as of record in Plat Book 57, Page 11, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Richard J. Espenant and Jessie R. Kinman, both unmarried, by Warranty Deed dated February 26, 2007, from John Derck and wife, Karen Derck, a one-half undivided interest and from David Derck, unmarried, a one-half undivided interest, of record in instrument No. 20070226-0023656, Register's Office for Davidson County, Tennessee.
>
> This is property with a common address of 304 Hancock Street, Nashville, Tennessee 37207.
>
> CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, payment of same being assumed by Grantee; (2) The Plan of Record in Book 57, Page 11, said Register's office and all matters therein.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set his signature the day and date first above written.

JESSE R. KINMAN

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 JESSE R. KINMAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 13th day of December, 2012.

NOTARY PUBLIC

BARBARA N. DEERE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 11/05/14

The actual consideration for this transaction is $8,500.00.

AFFIANT

Subscribed and sworn to before me this 13th day of December, 2012.

NOTARY PUBLIC

My commission expires: 11/05/14

BARBARA N. DEERE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.