BILL GARRETT, Davidson County
Trans:T20120098662 DEEDQC
Recvd: 12/26/12 15:37 3 pgs
Fees:17.00 Taxes:0.00
20121226-0118924

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Eric L. Broder, Affiant Subscribed and sworn to before me, this 24th day of December, 2012. Notary Public My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Eric L. Broder 409 Fairfax Avenue Nashville, Tennessee 37212	SAME	Map 104 10 0 Parcel 149.00

QUITCLAIM DEED

For and in consideration of love and affection as a gift, Susan A. Broder (the "Grantor") hereby remises, releases and quitclaims unto Eric L. Broder (the "Grantee"), and to the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is made pursuant to the provisions of Section 66-1-110, Tennessee Code Annotated, for the express purpose of terminating a tenancy by the entirety in and to real property, so that title to the subject real property is hereby vested solely in the Grantee.

WITNESS my hand this 24th day of December, 2012.

Susan A Broder

Susan A. Broder

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 Susan A. Broder, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 24th day of December, 2012.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 1 on the Resubdivision of Part of Lot 157, Section One, on the Plan of R.W. Grizzard Subdivision of record in Book 5200, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 1 fronts 170' on the southerly side of Fairfax Avenue and extends back 168.61 feet along the westerly side line and 192' along the easterly side line to a rear line measuring 169.33' thereon.

Being the same property conveyed to Eric L. Broder and wife, Susan A. Broder, by deed from Jacob May and wife, Cynthia S. May, of record in Book 8146, page 750, Register's Office for Davidson County, Tennessee.

Eric Lee Broder and Eric L. Broder are one and the same person.

This is improved property known as 409 Fairfax Avenue, Nashville, Tennessee 37212.