BILL GARRETT, Davidson County
Trans:T20120099192 DEEDQC
Recvd: 12/27/12 15:41 3 pgs
Fees:17.00 Taxes:0.00
20121227-0119632

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**JEFFREY MOBLEY, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is NONE.<br>Susan A Broder<br>Susan A. Broder, Affiant<br>Subscribed and sworn to before me this 26th day of December, 2012.<br>Notary Public<br>My Commission Expires:_____<br>JEFFREY MOBLEY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY<br>MY COMMISSION EXPIRES: March 3, 2015 |

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| The Broder Family Trust<br>c/o Susan A. Broder, Trustee<br>409 Fairfax Avenue<br>Nashville, Tennessee 37212 | SAME | Map 104 10 0<br>Parcel 149.00 |

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## QUITCLAIM DEED

For and in consideration of love and affection as a gift, Eric L. Broder (the "Grantor") hereby remises, releases and quitclaims unto Susan A. Broder, Trustee of The Broder Family Trust dated December 24, 2012 (the "Grantee"), and to the Grantee's successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, 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.

**WITNESS** my hand this 26th day of December, 2012.

**Eric L. 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 Eric L. 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 26th day of December, 2012.

JEFFREY MOSELY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public

## EXHIBIT A

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.

Also being the same property conveyed to Eric L. Broder by deed from Susan A. Broder of record as Instrument No. 20121226-0118924, 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.