BILL GARRETT, Davidson County
Trans:T20130002749 DEEDQC
Recvd: 01/10/13 12:30 3 pgs
Fees:17.00 Taxes:0.00
20130110-0003281

Recording requested by: KARL SCHOENENBERGER Space above reserved for use by Recorder's Office

When recorded, mail to:
Name: KARL SCHOENENBERGER
Address: 1311 CORELAND DRIVE
City/State/Zip: MADISON, TN 37115

Document prepared by:
Name KARL SCHOENENBERGER
Address 1311 CORELAND DRIVE
City/State/Zip MADISON, TN 37115

Property Tax Parcel/Account Number: 071110167 00

Quitclaim Deed

This Quitclaim Deed is made on JANUARY 10 2013, between KARL SCHOENENBERGER, Grantor, of 1311 CORELAND DRIVE, City of MADISON, State of TENNESSEE, and KARL + MARIKA SCHOENENBERGER Grantee, of 1311 CORELAND DRIVE, City of MADISON, State of TN.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 302 PULLEN AVE., City of NASHVILLE, State of TENNESSEE:

BEING THE WESTERLY 50 FEET OF LOT NO 65 ~~FRONTS 50 FEET ON THE SOUTHERLY SIDE~~ ON THE MAP OF TRINITY HEIGHTS ADDITION, OF RECORD IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 1/9/13

Signature of Grantor

Karl Schoenenberger

Name of Grantor

Sue Hargis

Signature of Witness #1

SUE HARGIS

Printed Name of Witness #1

Steve Fuqua

Signature of Witness #2

STEVE FUQUA

Printed Name of Witness #2

State of TN County of Davidson

On 1/9/13, the Grantor, Karl Schoenenberger,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,

In and for the County of Davidson State of TN

My commission expires: 7-8-13

SHERRY CLEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Send all tax statements to Grantee.

EXIBIT A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 2000

Notary Public

MY COMMISSION EXPIRES: 8-25-03
(AFFIX SEAL)

47

[redacted]
Instr:200002010010591 Page: 1 OF 3
REC'D FOR REC 02/01/2000 4:05:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $62.90

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 170 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Schoenenberger (NAME)	SAME AS NEW OWNER (NAME)	MAP 71-11
302 Pullen Avenue (ADDRESS)	(ADDRESS)	PARCEL 167
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, George L. Dodd, Jr. and Judy L. Dodd and Jo Ann Harrelson The Only Heirs-at-Law of George L. Dodd, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl Schoenenberger

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 50 feet of Lot No. 65, on the Map of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 65 fronts 50 feet on the southerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George L. Dodd and wife, Marie D. Dodd by deed from J. T. Scruggs and wife, Flora Pope Scruggs, of record in Book 3182, Page 225, Register's Office for Davidson County, Tennessee. The said Marie D. Dodd having pre-deceased George L. Dodd. George L. Dodd having since died Intestate on December 7, 1999 in Davidson County, Tennessee, leaving his only heirs-at-law, George L. Dodd, Jr., Judy L. Dodd and Jo Ann Harrelson.

George L. Dodd being one and the same person as George Lee Dodd, Sr.

unimproved ( )
This is improved (X) property, known as 302 Pullen Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hand & this 1st day of January February 2000 JAH

George L. Dodd, Jr.

Jo Ann Harrelson

Judy L. Dodd