BILL GARRETT, Davidson County
Trans:T20130015034 DEEDQC
Recvd: 02/22/13 12:34 2 pgs
Fees:12.00 Taxes:0.00
20130222-0017947

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue S, 2nd Floor
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Eunice Hardin **758 Lynwood Avenue** **Nashville, TN 37203**	**Same AS Owner**	**10506016000**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Eunice Hardin** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Eunice Hardin and Adrian Hardin, Sr., as joint tenants with rights of survivorship,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 16 on the Highland Garden Plan of Lots, as of record in Book 57, page 118, Register's Office for said County, and a strip of ground 30 feet wide between lots 16 and 17 in said plan, formerly used by the Overland Railway Company as its right-of-way, described as follows:

Beginning at the southwest corner of Lot No. 17 in said Highland Garden Plan on the north margin of Lynwood Avenue, and running northerly with the west line of Lot No. 17, 135.5 feet, more or less, to an alley; to a point; thence southerly 135 feet and 6 inches, more or less, to the northerly margin of Lynwood Avenue; thence with said margin easterly 45 feet to the point of beginning.

Being the same property conveyed to Ernest R. League and wife, Henrietta League by Warranty Deed from Ronald S. Zeitlin and wife, Evelyn Elain Zeitlin, dated June 19, 1970, recorded June 22, 1970, of record in Book 4425, page 975, Register's Office for Davidson County, Tennessee. The said Henrietta League died on October 12, 1997 and the said Ernest R. League died on December 7, 1998. An Affidavit of Heirship, naming Eunice Hardin as the only living heir is of record in Instrument No. 20130222-0017946 Register's Office for Davidson County, Tennessee.

This is improved property known as 758 Lynwood Avenue, Nashville, Tennessee 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared by information provided by the parties without benefit of a title search and no legal advice has been given in this transaction by preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of February, 2013.

Eunice Hardin

Eunice Hardin

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 **Eunice Hardin,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of February, 2013.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 21st day of February, 2013.

NOTARY PUBLIC

My Commission Expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014