THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 12122708**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 22nd day of February, 2013. Notary Public My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner: David A. Abbott 63 Whitsett Rd Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: 119-06-0-244.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **David A. Abbott**, unmarried, and **Phimmasy Souriyaphong**, unmarried, as joint tenants with the right of survivorship, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to David A. Abbott, unmarried, his heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, SECTION TWO, LAUREL ACRES, as shown on plat of record in Plat Book 2133, Page 122, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David A. Abbott, unmarried, and Phimmasy Souriyaphong, unmarried, as joint tenants with the right of survivorship by Warranty Deed from Tinh V. Le, and Thuong Thi Le, both unmarried, recorded on the 4th day of May, 2009 in Instrument No. 20090504-0040509, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, LAUREL ACRES, as recorded in Plat Book 2133, Page(s) 122.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2298, Page 5.

This is improved property located at 63 Whitsett Rd Nashville TN 37210

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2013.

David A. Abbott

Phimmasy Souriyaphong

BILL GARRETT, Davidson County
Trans:T20130016984 DEEDQC
Recvd: 03/01/13 09:05 2 pgs
Fees:12.00 Taxes:0.00
20130301-0020465

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **David A. Abbott** and **Phimmasy Souriyaphong**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of February, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014