THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20130018832 DEEDQC
Recvd: 03/07/13 14:01 2 pgs
Fees:12.00 Taxes:0.00
20130307-0022940

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Robert Ezell Jones Deborah Leppink Jones 260 Forest Trails Brentwood, TN 37027	New Owner(s)	104-06-0-307 (Part of)

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert Ezell Jones and Deborah Leppink Jones, Husband and Wife**, by these presents does hereby quitclaim and convey unto **Robert Ezell Jones and Deborah Leppink Jones, Husband and Wife**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land, further depicted on Exhibit A (attached):

LAND DESCRIPTION 512 32nd AVENUE SOUTH

LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE SAID LAND BEING PART OF LOT 11, BLOCK "2", FAIRFAX PLACE DESCRIBED ACCORDING TO A SURVEY DATED 1-22-13 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE EASTERLY MARGIN OF 32ND AVENUE SOUTH, SAID ROD BEING THE SOUTHWEST CORNER OF LOT 10, BLOCK 2 OF FAIRFAX PLACE (BOOK 547, PAGE'S 137 & 138 R.O.D.C., TN) OWNED BY QUENTIN EICHBAUM AND DANIELA POPA (INSTRUMENT # 20110603-0042523 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF LOT 11, BLOCK 2 OF SAID FAIRFAX PLACE; THENCE WITH THE SOUTHERLY LINE OF SAID LOT 10, BLOCK 2 S 76°29'08" E 104.66 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE CHARLES W. HEWGLEY, IV LAND (BOOK 11552, PAGE 704 R.O.D.C., TN.); THENCE WITH SAID HEWGLEY S 16°21'42" W 78.48 FEET TO AN IRON ROD (NEW) ON THE COMMON LINE BETWEEN SAID LOT 11 AND OF LOT 12, BLOCK "2" OF SAID FAIRFAX PLACE ; THENCE WITH SAID COMMON LINE N 76°29'08" W 100.05 FEET TO AN IRON ROD (NEW) ON SAID EASTERLY MARGIN OF 32ND AVENUE SOUTH; THENCE WITH SAID EASTERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 426.08 FEET A CHORD BEARING AND DISTANCE OF N 12°59'49" E 78.38 FEET FOR AN ARC LENGTH OF 78.38 FEET TO THE POINT OF BEGINNING THE DESCRIBED LAND CONTAINING 7927.96 SQ. FT. OR 0.18 ACRES MORE OR LESS.

Being the same property conveyed to Robert Ezell Jones and Deborah Leppink Jones, Husband and Wife, by Warranty Deed from Samuel Thornton Ramer, Unmarried, and Emily Ann Ramer, Unmarried, Devisees under the Will of Emily T. Ramer, Deceased, of record at Instrument No. 20130307-0022939, Register of Deeds for Davidson County Tennessee, dated February 26, 2013.

This is real property known as *part of* 2818 Belcourt Ave., Nashville, TN 37212 that is now also known as 512 32nd Ave., Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 26th day of February, 2013.

Carmen Coats
Affiant

My commission expires:
(Affix Seal)

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: ...st 23, 2016

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of February, 2013.

Robert Ezell Jones
Robert Ezell Jones

Deborah Leppink Jones
Deborah Leppink Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Ezell Jones and Deborah Leppink Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2013.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY