QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130038338 DEEDQC
Recvd: 05/08/13 10:08 2 pgs
Fees:12.00 Taxes:0.00

20130508-0046348

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

B-JK-13-1505

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clarence Edward Cobbins, Sr. (NAME)	**Clarence Edward Cobbins, Sr.** (NAME)	
1505 Elmwood Avenue (ADDRESS)	**1505 Elmwood Avenue** (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Nashville, TN 37212** (CITY) (STATE) (ZIP)	**105-13-0-115.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **LATONJA LEWIS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **CLARENCE EDWARD COBBINS, SR.** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY ONE-HALF OF LOT NO. 76 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN OF LOTS, AS OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTH SIDE OF ELMWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 188 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WALTER L. MORTON, ET UX SYLVIA L. MORTON BY WARRANTY DEED FROM BEN MCCLENDON AND WIFE, MARY KATHERINE MCCLENDON OF RECORD IN BOOK 4720, PAGE 204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 18, 1973 RECORDED ON JUNE 19, 1973. WALTER L. MORTON DIED OCTOBER 22, 1993 AND SYLVIA L. MORTON DIED NOVEMBER 27, 2012. SYLVIA L. MORTON WAS PRE-DECEASED BY TWO SONS: PATRICK L. COBBINS, AND HILLIARD L. LEWIS, JR. LATONJA LEWIS, HEIR AT LAW OF HILLIARD L. LEWIS, JR. AS ESTABLISHED IN AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANELOUSLY HEREWITH IN INSTRUMENT NO. 20130508 0046344, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, EXECUTES THIS INSTRUMENT TO CONVEY ANY INTEREST SHE MAY HAVE IN OR TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) **unimproved**
(X) **improved**

property known as **1505 Elmwood Avenue Nashville, Tennessee 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 30 day of April, 2013.

LATONJA LEWIS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Latonja Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of April 2013.

Notary Public

My Commission Expires: 8-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015