BILL GARRETT, Davidson County
Trans:T20130040828 DEEDQC
Recvd: 05/16/13 10:18 2 pgs
Fees:12.00 Taxes:0.00
20130516-0049339

This Instrument Prepared By and Return to:
Evans & Petree, P.C.
1000 Ridgeway Loop Road, Suite 200
Memphis, TN 38120

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT JEAN A. BREEN for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto MARY H. BREEN all the undersigned's right, title and interest in and to the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee and being known municipally as 221 37th Avenue North:

Land in Davidson County, Tennessee being Unit No. 1 on the Plan of Sylvan Square Condominiums, as of record in Book 7334, Page 555, which is Exhibit "C" to the Master Deed and which amends the Plat of record in Book 5190, Page 288, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mary H. Breen and Thomas E. Breen by Warranty Deed of record in Instrument No. 20021127-0147159 in the Register's Office for Davidson County.

Upon the death of the Grantor's husband, Thomas E. Breen, on November 23, 2012, his interest passed to the Grantor.

This transfer is by Quitclaim, and no warranties are made about the title.

IN TESTIMONY WHEREOF, I have executed this instrument on the 25th day of April, 2013.

Jean A. Breen
JEAN A. BREEN

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STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for said State and County, personally appeared JEAN A. BREEN to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25th day of April, 2013.

Joyce H. Sealand
Notary Public

JOYCE H. SEALAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires:

MY COMMISSION EXPIRES
FEB. 23, 2014

I hereby swear or affirm that to the best of my knowledge, information, and belief the actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 25 day of April, 2013.

Notary Public

My Commission expires:
FEB. 23, 2014
MY COMMISSION EXPIRES

New owner &
Property Address:
221 37th Avenue North
Nashville, TN 37209

Mail Tax Bills to Property Owner at:
same

Map & Parcel # 092 13 0A 001.00

This instrument has been prepared without a title search or survey.

This transfer is exempt pursuant to T.C.A. §67-4-409(a)(4).