BILL GARRETT, Davidson County
Trans:T20130062769 DEEDQC
Recvd: 07/23/13 15:06 2 pgs
Fees:12.00 Taxes:0.00
20130723-0076239

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Suite 203A** **Nashville, TN 37215** **CRT File No. 13040248**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of July 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner: Nancy V. Benskin and David F. Benskin 222 Leonard Ave Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 10413007700

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 F. Benskin and wife, Nancy V. Benskin (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to Nancy V. Benskin and David F. Benskin, wife and husband, their heirs and assigns, all of their 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 No. 16 and the Southerly 5 feet of Lot No. 15 in Myrtlewood Plat of Bransford Realty Company's Subdivision of record in Book 547, Page 106, Register's Office for Davidson County, Tennessee, as follows:

Said Lot and part of said Lot adjoin and front together 65 feet on the East side of Leonard Avenue and extends back between parallel lines 213 feet 6 inches to a dead line.

Being the same property conveyed by Warranty Deed from Douglas A. Lesky, unmarried and Jeffrey R. Steele, unmarried to David F. Benskin and wife, Nancy V. Benskin as recorded on the 3rd day of December, 2010 in Instrument No. 20101203-0096589 and Warranty Deed from Carolyn J. Elam, unmarried and Melinda G. Medlin, unmarried to Douglas A. Lesky and Jeffrey R. Steele as recorded on the 7th day of October, 2005 in Instrument No. 20051007-0121693, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 222 Leonard Ave, Nashville, TN 37205.

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 17th day of July, 2013.

David F. Benskin

Nancy V. Benskin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David F. Benskin and Nancy V. Benskin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of July, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014