THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison Street
Madison, TN 37115

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION AT THE REQUEST OF THE PARTIES HERETO

BILL GARRETT, Davidson County
Trans:T20130071372 DEEDQC
Recvd: 08/19/13 13:28 3 pgs
Fees:17.00 Taxes:0.00
20130819-0087021

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Cathy M. Townsend Timothy E. Townsend 306 East Due West Ave. Madison, TN 37115	Same as New Owner	04405003200 04405003300

CONSOLIDATION DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **We, Cathy M. Townsend and Husband, Timothy E. Townsend,** do hereby quitclaim and convey unto , **Cathy M. Townsend and Husband, Timothy E. Townsend, (ourselves)**, our successors and assigns, all our right, title, and interest in and to the following described tracts of land:

See Attached Exhibit "A" for legal description of said tracts

The sole purpose of this deed is to combine and consolidate property described in attached Exhibit "A" with that property described in attached Exhibit "B". This conveyance should combine the above referenced tax parcels into one tax parcel.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET FORTH IN THE QUITCLAIM DEED ESTABLISHING A TENANCY BY THE ENTIRETY IN CATHY M. TOWNSEND AND HUSBAND , TIMOTHY E. TOWNSEND, OF RECORD AS INSTRUMENT NO. 20051005-0120119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS WELL AS ANY EASEMENT, ENCUMBRANCE, ETC., THAT MAY AFFECT SUBJECT PROPERTIES.

We have hereunto set our hands on this the 12th day of July, 2013.

Cathy M. Townsend

Cathy M. Townsend

Timothy E. Townsend

Timothy E. Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named **Cathy M. Townsend and Husband, Timothy E. Townsend,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 12th day of July, 2013.

My commission expires: 1-9-16

Sandy Balent

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ Ø

Cathy M. Townsend

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 12th DAY OF July, 2013.

Sandy Balent

Notary Public

My commission expires: 1-9-16

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

Being the Northwesterly 63 feet of Lot No. 56 on the unrecorded Map of Scenic View Subdivision and being designated as Lot "FF" on the unrecorded map of the Subdivision of certain lots in Scenic View, and described according to a copy of a survey thereof, made by Jas. L. Murphy, Jr., Surveyor, June 2, 1959 as follows:

BEGINNING at a point at the intersection of the westerly margin of Keeton Avenue with the south margin of a 20 foot strip dedicated for public walkway; thence with the margin of said strip southwesterly 165 feet to a point; thence southeasterly 63 feet to a point; thence northwesterly 63 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed dated August 12, 2005, from Cynthia Keel, to Cathy M. Townsend and Husband, Timothy E. Townsend, of record in Instrument No. 20051005-0120119, Register's Office for Davidson County, Tennessee.

This is improved property known as 322 Keeton Ave., Old Hickory, TN 37138, and further identified on Davidson County, Tennessee Property Assessor's records as Tax ID Number: 044050032.00

TRACT 2:

A certain tract or parcel of land in Old Hickory, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Keeton Avenue 562.2 feet north of Hillman Place, being the northerly boundary line of Lot "FF" in Scenic View Subdivision and the southerly boundary line of the herein described property, said line extending in a westerly direction at right angles from Keeton Avenue 165.00 feet to an iron pin; thence running in a northerly direction at right angles 20.0 feet to an iron pin which is the southwest corner of Lot "EE"; thence running at right angles with Lot "EE" and in an easterly direction 165.0 feet to Keeton Avenue; thence at right angles and in a southerly direction with the westerly margin of Keeton Avenue 20.0 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed dated August 12, 2005, from Cynthia Kiel, to Cathy M. Townsend and Husband, Timothy E. Townsend, of record in Instrument No. 20051005-0120119, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 322 B Keeton Avenue, Old Hickory, TN 37138, and further identified on Davidson County, Tennessee's Property Assessor's records as Tax ID No. 044050033.00.