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

BILL GARRETT, Davidson County
Trans:T20130071372 DEEDQC
Recvd: 08/19/13 13:30 3 pgs
Fees:17.00 Taxes:0.00
20130819-0087022

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

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Timothy E. Townsend Cathleen D. Townsend 306 East Due West Ave. Madison, TN 37115	Same as New Owner	043060156.00 043060018.00

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, Timothy E. Townsend and wife, Cathleen D. Townsend** do hereby quitclaim and convey unto , **Timothy E. Townsend and wife, Cathleen D. Townsend (ourselves)**, our successors and assigns, all our right, title, and interest in and to the following described tracts of land:

See Attached Exhibits "A" and "B" 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 TIMOTHY E. TOWNSEND AND WIFE, CATHLEEN D. TOWNSEND, OF RECORD AS INSTRUMENT NO. 20110608-0043928, AND THE QUITCLAIM DEED TO TIMOTHY E. TOWNSEND AND WIFE, CATHLEEN D. TOWNSEND, OF RECORD IN INSTRUMENT NO. 20110608-0043929, 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.

Timothy E. Townsend

Cathleen D. 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 **Timothy E. Townsend and wife, Cathleen D. 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

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 $ 0

Affiant

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

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Fairview Subdivision, Section 2, of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin in the northerly margin of Anderson Lane, said pin being the southernmost common corners of Lots 1 and 2, thence in a northerly direction along the line between lots 1 and 2, 138.5 feet to a concrete monument, thence in a northeasterly direction along the line between Lots 1 and 3, 69.2 feet to an iron pin in the easternmost corner of Lot 3 and the northernmost corner of Lot 1, thence in a southeasterly direction 70.2 feet to a concrete monument, thence in a southerly direction 102.7 feet to an iron pin in the northerly margin of Anderson Lane, thence westwardly along the northern margin of Anderson Lane, thence westwardly along the northern margin of said lane 92 feet to the point of the beginning.

Being the same property conveyed by Quitclaim Deed dated June 8, 2011, from Harry Wayne Hancock, an unmarried man, to Timothy E. Townsend and wife, Cathleen D. Townsend, of record in Instrument No. 20110608-0043928, Register's Office for Davidson County, Tennessee.

This is improved property known as 705 Anderson Lane, Madison, TN 37115, and further identified on Davidson County, Tennessee Property Assessor's records as Tax ID Number: 043060156.00

Exhibit "B"

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

Land in Davidson County, Tennessee, being the southern part of Parcel B on the Plan of Fairview Subdivision, Section 2, of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee.

BEGINNING at a concrete monument in the northerly right-of-way of Anderson Lane; thence North 86 deg. 56' West 46.0 feet to a monument; thence in a northerly direction along the easterly boundary line of Lot 1, 102.7 feet to a concrete monument; thence continuing along the easterly boundary line of Lot 1, 70.2 feet to a monument; thence in an easterly direction, a continuation of the common boundary line between Lots 1 and 3 to a point in the easterly boundary line of Parcel B; thence running in a southerly direction along said boundary to the point of beginning.

Being the same property conveyed by Quitclaim Deed dated June 8, 2011, from Harry Wayne Hancock, an unmarried man, to Timothy E. Townsend and wife, Cathleen D. Townsend, of record in Instrument No. 20110608-0043929, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 0 Anderson Lane, Madison, TN 37115, and further identified on Davidson County, Tennessee's Property Assessor's records as Tax ID No. 043060018.00.