BILL GARRETT, Davidson County
Trans:T20130073031 DEEDQC
Recvd: 08/23/13 10:58 2 pgs
Fees:12.00 Taxes:0.00
20130823-0089134

After recording return to:
Brickstone Title, Inc., 7601 Paragon Road – Suite 200, Dayton, Ohio 45459

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

Mail tax statements to:
Randy M. Lehmann and Rachel D. Lehmann, 6305 St. Henry Drive, Nashville, TN 37205

Property Appraisal (Tax/APN) Parcel Identification Number: 129 12 0 050.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

RANDY M. LEHMANN, who took title as an unmarried person, but who is now married to **RACHEL D. LEHMANN,** hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grants and quitclaims to **RANDY M. LEHMANN and RACHEL D. LEHMANN,** husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter Grantees, whose tax mailing address is 6305 St. Henry Drive, Nashville, TN 37205, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATE IN COUNTY OF DAVIDSON AND STATE OF TENNESSEE: BEING LOT NUMBER TWO HUNDRED FIFTY-EIGHT (258) ON THE PLAN OF SECTION I, WARNER PARK VALLEY, OF RECORD IN BOOK 3600, PAGES 12, 13, AND 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: BEING AT A POINT IN THE EASTERLY MARGIN OF EDWIN WARNER DRIVE, AT THE COMMON CORNER OF LOT NUMBERS 257 AND 258; THENCE WITH THE MARGIN OF SAID DRIVE NORTHEASTERLY 103 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION 39.3 FEET TO A POINT IN THE SOUTHERLY MARGIN OF ST. HENRY DRIVE; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 92 FEET TO A POINT AT THE COMMON CORNER OF LOT NUMBERS 258 AND 259; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 128 FEET TO A

CORNER OF LOT NUMBER 257; THENCE WITH THE LINE BETWEEN LOT NUMBERS 257 AND 258, WESTERLY 117 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed from Charles Akin Embry, Jr., Charles Wiley Embry, and Jeffrey Thomas to Randy M. Lehmann on 08/14/09 and recorded 08/18/09 in Book 20090818-0077553, of the Davidson County Register's Office.

Property address is: 6305 St. Henry Drive, Nashville, Tennessee 37205

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: 20090818-0077553

Executed by ~~the~~ undersigned on ~~May~~ July 29, 2013:

RANDY M. LEHMANN

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on ~~May~~ July 29, 2013, by **RANDY M. LEHMANN,** a married man, who is personally known to me or has produced TNDL 090644269 as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

JOSEPH KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC 11/03/2015