PICK-UP

BILL GARRETT, Davidson County
Trans: T20130074659 DEEDQC
Recvd: 08/28/13 16:01 3 pgs
Fees: 17.00 Taxes: 0.00
20130828-0091052

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Emanuela Tonon Affiant
Subscribed and sworn before me this the
28 Day of August, 2013.
Brandi Wells, Deputy Register

Recording requested by: _____
When recorded, mail to:
Name: _____
Address: _____
City/State/Zip: _____

Space above reserved for use by Recorder's Office
Document prepared by:
Name EMANUELA TONON
Address 1240 Old Hickory blvd.
City/State/Zip Nashville, TN 37207

Property Tax Parcel/Account Number: 041 080 001.00

Quitclaim Deed

This Quitclaim Deed is made on 08-28-2013, between Emanuela Dunklee, Grantor, of 1240 Old Hickory blvd., City of Nashville, State of TN, and Emanuela Tonon, Grantee, of 1240 Old Hickory blvd., City of Nashville, State of TN.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 1240 Old Hickory blvd., City of Nashville, State of TN:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 08-28-2013

Emanuela Tonon FKA Emanuela Dunklee
Signature of Grantor

Emanuela Tonon FKA EMANUELA Dunklee
Name of Grantor

Thomas A. Adamescu
Signature of Witness #1

Thomas A. Adamescu
Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of Tennessee County of Davidson

On August 28, 2013, the Grantor, Emanuela Tonon,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Kate J Dailey
Notary Signature

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: 11-3-2015

KATE J. DAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Send all tax statements to Grantee.

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Division of K.J. Morris' Lands, as of record in Book 57, page 49, Register's Office for said County, being Lot No. 34 on the Plan of Hickory Acres Subdivision, Section No. 1, not of record described according to a survey made by Rocky L. Montoya, Surveyor, October 12, 1977, as follows:

Beginning at a iron pin in the northeasterly margin of Old Hickory Boulevard, at the corner of Lots 34 and 34A; thence N 51 deg. 08' 34" E 305.73 feet to an iron pin; thence N 84 deg. 48' 30" W 429.88 feet to an existing monument; thence S 39 deg. 12' 19" E 297.50 feet tot he point of beginning.

Being the same property conveyed to Warren E. Dunklee and wife, Emanuela Dunklee, by Warranty Deed from Alma Jeanette Horner Wiseman and husband, Richard F. Wiseman of record in Book 9416, page 633, dated 7/18/1994, Register's Office for Davidson County, Tennessee, further conveyed to Emanuela Dunklee by Quitclaim Deed from Warren Edward Dunklee of record in Instrument No. 201009010069394, dated 8/20/2010, Register's Office for Davidson County, Tennessee.