Davidson County DEEDQC
Recvd: 09/04/13 12:00 2 pgs
Fees:12.00 Taxes:0.00
20130904-0093110

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **The 2322 Riverside Trust, Susan Neff, Trustee** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Christina M. Dunham,** (Grantee), a married woman all of her rights, title, and interests in the following described real property, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to Grantor herein by Warranty of record at Instrument Number **20101019-0083737** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 29th day of **August, 2013.**

Susan Neff, Trustee
The 2322 Riverside Trust, Susan Neff, Trustee

STATE OF INDIANA
COUNTY OF ALLEN

Personally appeared before me, a Notary Public in and for said state and county, **Susan Neff, Trustee,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **August, 2013.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-12-20

NICOLE L ORCHARD
Notary Public - Seal
State of Indiana
My Commission Expires Dec 12, 2020

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$10.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 29th day of **August, 2013.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: 2322 Riverside Drive
Nashville, TN 37216

TAX PARCEL NO.: 072070106.00

PROPERTY OWNER: **Christina M. Dunham**

OWNER'S ADDRESS: 2604 Eastland Ave
Nashville TN 37206

MAIL TAX BILLS TO: **Christina M. Dunham**
2604 Eastland Ave
Nashville, TN
37206

"EXHIBIT A"

Being parts of Lots Nos. 11 and 12, Block "B" on the Map of R.M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the line between Lots Nos. 10 and 11, at the southeast corner of the property conveyed to Charles L. Forrester and wife, by deed from Mamie L. Dickerson of record in Book 2548, page 411, said Register's Office; thence with said line, eastwardly 30 feet, more or less, to the westerly margin of of a 15 foot strip, referred to in recorded deeds as an alley; thence with said strip or alley, northwardly 100 feet, more or less, to the southerly line of Lot No. 14; thence with the southerly line of Lots Nos. 14 and 15; westerly 60 feet to the northeast corner of said Forrester property; thence with the easterly line of said Forrester property, southwardly 100 feet to the beginning.

Together with an easement for ingress and egress, which is described as follows: Beginning at the northwest corner of Lot No. 18 of Block "B" on the map of R.M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for said County; thence in an easterly direction along Riverside Blvd., 15 feet; thence in a southerly direction 200 feet to the rear line of said Lot No. 18; thence in a westerly direction along the said rear line 15 feet to the southwest corner of said Lot No. 18; thence in a northerly direction 200 feet to the point of beginning.

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016