This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Philip Codington
2920 Dobbs Avenue
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Pinnacle Bank
150 3rd Ave. South, Suite 900
Nashville, TN 37201

MAP **119-14**
GROUP
PARCEL **143.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **Philip Codington and Rachel Lee, as joint tenants with rights of survivorship,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **Philip Codington and Rachel Lee Codington, (fka Rachel Lee) husband and wife,** hereinafter called the "GRANTEE", his heirs and assigns, all his right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Part One of Woodbine Courts, of record in Plat Book 1130, page 39, Register's Office, Davidson County, Tennessee.
> Said Lot fronts 75 feet on the west side of Dobbs Avenue and extends back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.
>
> Being the same property conveyed to Philip Codington and Rachel Lee, as joint tenants with rights of survivorship by deed dated March 14, 2013 from Heidi Segal of record in Instrument no. 20130319-0026957, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is improved property known as 2920 Dobbs Avenue, Nashville, Tennessee 37211.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130081323 DEEDQC
Recvd: 09/19/13 13:20 2 pgs
Fees:12.00 Taxes:0.00
20130919-0098847

WITNESS my hand this the 6th day of September, 2013.

Philip Codington

Rachel Lee Codington fka Rachel Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Philip Codington and Rachel Lee , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of September, 2013.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5.3.16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of September, 2013.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5.3.16