BILL GARRETT, Davidson County
Trans:T20130081394 DEEDQC
Recvd: 09/19/13 14:24 2 pgs
Fees:12.00 Taxes:0.00
20130919-0098928

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
James E. Coakley
4346 Old Hickory Boulevard
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

MAP **064-13**
GROUP **O**
PARCEL **056.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **Crystal C. McMahon,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **James E. Coakley** , hereinafter called the "GRANTEE", his heirs and assigns, all her 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. 7 of Block 2, on the Plan of Berryville, recorded 4/2/1918, and as of record in Plat Book 421, page 117, Register's Office, Davidson County, Tennessee.

Said Lot fronts 50 feet on the Easterly side of Hadley Road (now known as Old Hickory Boulevard) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to James E. Coakley for life and remainder to Crystal C. McMahon, from James E. Coakley , dated 3/19/12 and recorded 3/20/12 of record in Instrument No. 20120320-0023367, 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 4346 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

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.

WITNESS my hand this the 16 of September, 2013.

Crystal McMahon

CRYSTAL C. McMAHON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal this 16 day of September, 2013.

Janet A. Pool

NOTARY PUBLIC

JANET A. POOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: July 7, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

James Cockley

AFFIANT

Subscribed and sworn to before me on this 16 day of September, 2013.

Janet A. Pool

NOTARY PUBLIC

My Commission Expires: July 7, 2014

JANET A. POOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY