BILL GARRETT, Davidson County
Trans:T20140006406 DEEDQC
Recvd: 01/28/14 13:02 2 pgs
Fees:12.00 Taxes:0.00
20140128-0007732

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 14010022**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 28 day of January, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-13-2017

QUITCLAIM DEED

Address New Owner: Jane Chera PO Box 128484 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 10404019900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Saratoga, solely owned by Jane Elizabeth Mitchell now known as Jane Chera** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Jane Chera,** her heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 35 feet of Lot No. 2 and the Northerly 40 feet of Lot No. 3 on the Plan of Eastman's Subdivision of the Southerly part of Lot No. 31 in O.B. Hayes Plan of Large Lots, as of record in Book 332, Page 84, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 2 and 3 front together 75 feet on the Westerly side of 17th Avenue South, formerly Addison Street, and run back between parallel lines 158 feet to an alley. The legal description contained herein is the same of the previous deed of record and no survey was conducted at the time of this conveyance.

Being the same property conveyed by Warranty Deed from John Ray Oakley, an unmarried person to Saratoga Properties, a Partnership as recorded on the 26th day of January, 1995 in Deed Book 9578, Page 991 and Quitclaim Deed from Saratoga Properties, a partnership composed G. Dwain Mitchell, partner, and Jane Elizabeth Mitchell, partner, f/k/a as Jane Chera to Saratoga, solely owned by Jane Elizabeth Mitchell as recorded on the 14th day of February,

2002 in Instrument No. 20020214-0019616, in the Register's Office of Davidson County, Tennessee.

Jane Elizabeth Mitchell and Jane Chera being one and the same person.

This is improved property known as 1219 17th Avenue S. Nashville, TN 37212.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of January, 2014.

Jane Chera

Jane Elizabeth Mitchell NKA Jane Chera

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane Elizabeth Mitchell NKA Jane Chera, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the sole member of Saratoga Properties, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27 day of January, 2014.

Matt Little

Notary Public

MATT LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 3, 2017

My Commission Expires: _____