THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Joe F. Leonard
c/o Johanna Bishop
9007 Lemond Dr.
Smyrna, TN 37167

Send Tax Bills To
Frank Leonard
c/o Johanna Bishop
9007 Lemond Dr.
Smyrna, TN 37167

Parcel Id.
083 07 0 205.00

BILL GARRETT, Davidson County
Trans:T20140006678 DEEDQC
Recvd: 01/29/14 12:10 2 pgs
Fees:12.00 Taxes:0.00
20140129-0008092

Quitclaim Deed (Spouse to Spouse)

Grantor: Katherine S. Leonard
Grantee: Joe F. Leonard

That for the consideration hereafter expressed, Grantor does hereby quitclaim and convey unto Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Map of Part One, Hanley Subdivision, as of record in Book 1424, Page 33, Register's Office for said County.

SAID Lot No. 12 fronts 75 feet on the west side of Riverside Drive and runs back between lines, 175.84 feet on the north line, 167.64 feet on the south line to the east right-of-way line of the L. and N. Railroad on which it measured 75.06 feet.

Being the same property conveyed to Joe F. Leonard and wife, Katherine S. Leonard by deed from Alvin G. Smith and wife, Annie B. Smith, of record in Record Book 2543, Page 225, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions and easements of record in Book 1424, Page 33 said Register's Office.

This is improved property, known as: 908 Riverside Drive, Nashville, TN 37206.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Signed on the 21st day of January, 2014

Katherine S. Leonard by Johanna Bishop, Attorney in fact

Katherine S. Leonard by Johanna Bishop as Attorney in Fact,
Grantor

Acknowledgement by Attorney-in-Fact

State of Tennessee
County of Davidson

On the 21st day of January, 2014, personally appeared before me Johanna Bishop, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Katherine S. Leonard, and who acknowledged that she executed the same as attorney-in-fact for Katherine S. Leonard.

Angela Duke
Notary Public

ANGELA DUKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: March 22, 2014

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Joe F. Leonard by Johanna Bishop, Grantee's Attorney-in-fact
Joe F. Leonard by Johanna Bishop, Grantee's Attorney-in-fact

Sworn to and subscribed before me on the 21st day of January, 2014.

Angela Duke
Notary Public

ANGELA DUKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: March 22, 2014