File Box 8

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD
SUITE 220
NASHVILLE, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20140014764 DEEDQC
Recvd: 03/04/14 13:45 4 pgs
Fees:27.00 Taxes:0.00
20140304-0018138

QUITCLAIM DEED

FROM:	)	**FROM:**
CORINNE HOWELL DALE	)	MICHAEL J. PHILBIN, TRUSTEE
TO:	)	**TO:**
MICHAEL J. PHILBIN, TRUSTEE	)	CORINNE HOWELL DALE

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
CORINNE HOWELL DALE 1512 CHICKERING ROAD NASHVILLE, TN 37215	SAME	TRACT ONE MAP/PARCEL 144-9-2 TRACT TWO MAP/PARCEL 144-9-25

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a reconveyance to eliminate the tax parcel number for Tract Two and merge it into Tract One (the improved parcel) said tracts being adjacent to one another and owned by the same person, I, Corinne Howell Dale, do hereby convey, remise, release and quitclaim all of my interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described tracts of land in Davidson County, Tennessee:

FOR THE LEGAL DESCRIPTIONS OF TRACTS ONE AND TWO, THE DERIVATION CLAUSES, IMPROVED STATUS AND STREET ADDRESSES, SEE ATTACHED EXHIBIT "A"

This conveyance is subject to property taxes for 2014 and to all matters shown on any applicable recorded plan, all applicable easements (see Exhibit "A" attached), setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and not shown by the Public Records.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Corinne Howell Dale, her heirs and assigns, the same property hereinabove described to which reference is hereby made, and said property is conveyed subject to property taxes for 2014 and to all matters shown on any applicable recorded plan, all applicable easements (See Exhibit "A" attached), setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and not shown by the Public Records.

WITNESS our hands this 28th day of February, 2014.

Corinne Howell Dale
Corinne Howell Dale

Michael J. Philbin, Trustee
Michael J. Philbin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared CORINNE HOWELL DALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2014.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINTED NAME OF NOTARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared MICHAEL J. PHILBIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2014.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINTED NAME OF NOTARY

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $0.

Corinne Howell Dale, Affiant

Subscribed and sworn to before me, this 28th day of February, 2014.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINTED NAME OF NOTARY

EXHIBIT "A"

Legal Description

Tract One (Map/Parcel 144-9-2)

A certain tract or parcel of real property located in Davidson County, State of Tennessee, and described according to metes and bounds as follows, to wit:

Beginning at a point on the east margin of Chickering Road, common corner with Parcel 1, Davidson County, Tennessee Property Map 144-9; Thence, leaving said east margin S 84°50'27"E, 1266.06 feet to a point; Thence, S 07°15'00" E, 158.44 feet to a point; Thence, N 85°22'26" W, 375.00 feet to a point; Thence, S 55°50'00" W, 223.71 feet to a point; Thence, N 84°50'27" W, 242.89 feet to a point; Thence N 65°20'00" W, 211.07 feet to a point; Thence, N 86°18'36"260.00 feet to a point on the east margin of Chickering Road; Thence, with said east margin, a curve to the right having a central angle of 15°00'16", radius of 924.93 feet, chord of 241.48 feet at N 06°51'58" W,242.17 feet to the point of beginning.

Containing 6.634 acres, more or less, according to a drawing (not a survey) by Charles Mosely, Tennessee Registration No. 778, (undated) and shown as Tract One thereon.

Together with the rights, easements and privileges established under that certain Cross-Easement Agreement recorded in Book 8740, Page 941, and as amended in Book 9068, Page 531, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Corinne Howell Dale and Catherine Dale McCain by deed from William Andrew Dale and wife Corinne Howell Dale of record in Book 7435, Page 737; and being the same property conveyed to Richard L. Daverman and Corinne Howell Dale by Quitclaim Deed of record in Book 8740, Page 951, and also being the same property conveyed to Corinne Howell Dale by Special Warranty Deed from Richard L. Daverman of record in Book 11358, Page 124, Register's Office for Davidson County, TN.

Tract One is improved property also known as 1512 Chickering Road, Nashville, TN 37215.

SEE NEXT PAGE FOR DESCRIPTION OF TRACT TWO

Tract Two (Map/Parcel 144-9-25)

A certain tract or parcel of real property located in Davidson County, State of Tennessee, and described according to metes and bounds as follows, to wit:

BEGINNING at a point on the east margin of Chickering Road, common corner with Parcel 3, Davidson County, Tennessee Property Map 144 – 9;
Thence with the east margin of Chickering Road, N 17 deg 12'09" W, 216.05 feet to a point;
Thence, continuing with said east margin, a curve to the right having a central angle of 02 deg 50'09", radius of 924.93 feet, chord of 45.77 feet at N 15 deg 47'05" W, 45.78 to a point;
Thence, leaving said east margin, S 86 deg 18'36" E, 260.00 feet to a point;
Thence, S 65 deg 20'00" E, 211.07 feet to a point;
Thence, S 84 deg 50'27" E, 242.89 feet to a point;
Thence, N 55 deg 50'00" E, 223.71 feet to a point;
Thence, S 85 deg 22'26 " E, 375.00 feet to a point;
Thence, S 07 deg 15'00" E, 306.56 feet to a point;
Thence, N 85 deg 22'26" W, 405.20 feet to a point;
Thence, N 86 deg 18'36" W, 812.20 feet to the point of beginning.

Containing 6.974 acres, more or less, according to a drawing (not a survey) by Charles Mosely, Tennessee Registration No. 778, undated, and shown as Tract Two thereon.

Together with the rights, easements and privileges established under that certain Cross-Easement Agreement recorded in Book 8740, Page 941, and as amended in Book 9068, Page 531, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Catherine Dale McCain and Corrine Howell Dale by deed from William Andrew Dale and wife, Corinne Howell Dale of record in Book 7435, page 737; and being the same property conveyed to Catherine Dale McCain by Quitclaim deed from Catherine Dale McCain and Corinne Howell Dale of record in Book 8740, page 948; and being the same property conveyed to Corinne Howell Dale by Warranty Deed from Catherine Dale McCain being recorded contemporaneously herewith in Instrument No. 20140304-0018134 Register's Office for Davidson County, Tennessee.

Tract Two is unimproved property also known as 0 Chickering Road, Nashville, TN 37215.