THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle** **Suite 150** **Brentwood, Tennessee 37027** **CRT File No. 1402017Z**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 26th day of February, 2014. Notary Public My Commission Expires: September 9, 2014

SARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires September 9, 2014

QUITCLAIM DEED

Address New Owner: John Patrick Smith & Jonell Smith 1434 McGavock Pike Nashville, TN 37216	Send Tax Bills To: New Owner	Tax Information: 072-08-0-045

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, John Patrick Smith, married (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto John Smith and Jonell Smith, husband and wife, their heirs and assigns all of his right, 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 located in the new 11th formerly the old 18th Civil District of Davidson County. Tennessee, and being Lot Number 2, in a unrecorded plat of subdivision of a ten acre tract conveyed to J.0. Hooper and wife May Elizabeth Hooper by John Rotier Jr. et ux, recorded in Book 534, Page 142, Register's Office for Davidson County, Tennessee, which Plat was made by Earl Drake, County Surveyor, on August 3rd, 1929.

Said Tract Number 2 begins at a point in the center of Williams Ferry Road or Maxey Lane 110.7 feet east of the northwest corner of the 10 acre tract conveyed to J.0. Hooper et ux, hereinabove referred to running thence with a center of said Williams Ferry Road, or Maxeys Lane 115 feet to a point, the dividing line between tracts number 2 and 3, of said unrecorded subdivision; thence at right angles south 34 1/2 degrees west 740 feet to a point in the rear line of the said 10 acre tract; thence with the rear line of said 10 acre tract 120 feet to a point thence north 34 1/2 degrees west 780 feet to the point of beginning, and containing 2.017 acres, more or less.

Included in the above description but excluded therefrom is the following tract conveyed in the instrument of record in Book 2964, Page 264, Register's Office for Davidson County, Tennessee, described as follows:

BILL GARRETT, Davidson County
Trans:T20140014922 DEEDQC
Recvd: 03/05/14 08:22 2 pgs
Fees:12.00 Taxes:0.00
20140305-0018314

Land in the 11th Civil District of Davidson County. Tennessee, being the southerly part of Lot No. 2 on the map showing subdivision of a tract pt land conveyed to J.0. Hooper as of record m Book 843, Page 106, Register's Office for Davidson County, described according to a survey made by Wilkinson, Surveyor as follows:

Beginning on the line between Lots Nos. 1 and 2 at a point 323 feet south of the southerly margin of McGavock Pike thence with said line, southwardly 439.7 feet to the center of a branch; thence with the center of said branch; north 37 deg. 30' east 121 feet to the corner of Lots No. 2 and 3; thence with the line between said two lots, north 34 1/2 deg. west 398.4 feet to a point 324.7 feet south of the southerly margin of McGavock Pike; thence south 58 deg. 18' west 115 feet to the beginning.

Being the same property conveyed to John P. Smith and wife, K. Brook Hines by deed from Richard H. McClellan and wife, Carolyn J. McClellan of record in the amount of $ 122,000.00 in Book 11719, Page 527, in the Register's Office for Davidson County, Tennessee, dated October 22, 1999 and recorded on October 27, 1999.

Being the same property conveyed to John Patrick Smith by Quitclaim Deed from Kerry Brook Hines of record in Instrument Number 20071217-0144358, in the Register's Office for Davidson County, Tennessee, dated November 29, 2007 and recorded on December 17, 2007.

This is improved property known as 1434 McGavock Pike, Nashville, TN 37216 .

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 26th day of February, 2014.

John Patrick Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Patrick Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February, 2014.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

My Commission Expires: _____