BILL GARRETT, Davidson County
Trans:T20140018437 DEEDQC
Recvd: 03/19/14 12:59 2 pgs
Fees:13.00 Taxes:199.80
20140319-0022739

(WATSON JEREME)
This instrument prepared by:
LAW OFFICES OF J. PHILLIP JONES
J. PHILLIP JONES
1800 HAYES ST.
NASHVILLE, TN 37203

New Owner - Send Tax Bills:
New Owner - Send Tax Bills:
U.S. BANK NATIONAL ASSOCIATION
P.O. BOX 190010
LITTLE ROCK, AR 72219

PARCEL ID: 093 16 0 195.00
87 LEWIS STREET
NASHVILLE, TENNESSEE 37210

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 7th day of February, 2014, by first party, Grantor, **TENNESSEE HOUSING DEVELOPMENT AGENCY**, to second party, **U.S. BANK NATIONAL ASSOCIATION, P.O. BOX 190010, LITTLE ROCK, AR 72219**

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars ($10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of **DAVIDSON** State of Tennessee to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING PARTS OF LOTS NOS. 147 AND 148 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, OF RECORD IN BOOK 21, PAGE 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEGINNING ON THE EASTERLY MARGIN OF LEWIS STREET AT AN IRON PIN AT THE CORNER OF LOTS 147 AND 148; THENCE WITH THE EASTERLY MARGIN OF SAID STREET NORTHWARDLY 35 FEET TO AN IRON PIN AT THE CORNER OF LOTS NOS. 146 AND 147; THENCE WITH THE FENCE LINE EASTWARDLY 93.7 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 36.5 FEET; THENCE WITH THE FENCE LINE WESTWARDLY 90.3 FEET TO THE BEGINNING..

Being conveyed to **TENNESSEE HOUSING DEVELOPMENT AGENCY** by Substitute Trustee's Deed from **J. PHILLIP JONES**, Substitute Trustee, of record in **INSTRUMENT NO. 20130423-0040054** in the Register's Office for **DAVIDSON** County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 87 LEWIS STREET, NASHVILLE, TENNESSEE 37210

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

TENNESSEE HOUSING DEVELOPMENT AGENCY

By: _____

Title: Single Family Servicing Manager

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me a Notary Public, in and for said County and State, personally appeared, Sharon Pommer **(NAME)** with whom I am personally acquainted, and who upon oath acknowledged himself to be the Single Family Servicing Manager **(TITLE)** of **TENNESSEE HOUSING DEVELOPMENT AGENCY,** the within named bargainor, a corporation, and that he as such representative **(TITLE)** being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Single Family Servicing Manager **(TITLE)** for **TENNESSEE HOUSING DEVELOPMENT AGENCY.**

WITNESS my hand and official seal at office this 7th day of February, 2014.

S W LAMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 11/6/2017

STA OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

The actual value or consideration, whichever is greater for this transfer is $ 54,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 7th day of March, 2014.

_____
Notary Public

My Commission Expires: 4/18/15

MELISSA GAWTHORP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared By:
LAW OFFICES OF J. PHILLIP JONES
1800 Hayes St.
Nashville, TN 37203
(615) 254-4430