QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140020366 DEEDQC
Recvd: 03/27/14 08:30 2 pgs
Fees:12.00 Taxes:0.00

20140327-0025063

B-FC-14-719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly R. Modena and Benjamin O. Modena	**Quicken Loans, Inc.**	
(NAME) **719 McMurray Drive**	(NAME) **1050 Woodward Avenue**	**161-6-251.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Detroit, MI 48226**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KELLY R. SMITH AND BENJAMIN O. MODENA,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KELLY R. MODENA AND BENJAMIN O. MODENA, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being known as Parcel 251 on the Metropolitan Government's Tax Map 161-6 and being described according to a Property Survey prepared by John Kohl & Company, P.C. dated July 16, 1996 as follows;

Beginning at a point in the Southerly margin McMurray Drive at the Northwest corner of Lot 11, Huntington Park, Section Five ("Huntington Park Section Five"), as of record in Book 4660, Page 47, Register's Office for Davidson County, Tennessee; thence with the Western boundary of Lots 11, 3, and 4, Huntington Park Section Five, South 9° 07' 52" West, a distance of 308.00 feet to an iron pin set at the Northeast corner of the M. Buford De Ford, Jr. Property (the "De Ford Property") as shown on the plat of record in Book 4715, Page 196, said Register's Office; thence with the Northern boundary of the De Ford Property, North 81° 05' 00" West, a distance of 99.30 feet to an iron pin set at the Northwest corner of the De Ford Property; thence, with the Eastern boundary of Lot 153, Huntington Park, Section Two ("Huntington Park Section Two"), as of record in Book 4715, Page 108, said Register's Office, North 8° 55' 00" East, a distance of 92.72 feet to an existing concrete monument; thence, with the Northern boundary of Lots 153 and 152 Huntington Park Section Two, North 70° 29' 40" West, a distance of 12.25 feet to an existing iron pin at the Southeastern corner of Lot 2, McMurray Estates Resubdivision, as of record in Plat Book 4715, Page 46, said Register's Office; thence, with the Eastern boundary of the said Lot 2, North 9° 54' 16" East, a distance of 217.55 feet to an existing iron pin in the Southern margin of McMurray Drive thence along the Southern boundary of McMurray Drive, along a curve to the left with Delta 13° 00' 04", Radius 480.69', Tangent 54.77', Length 109.07', Cord South 78° 42' 55" East 108.84', to the iron pin set at the point of beginning.

Being the same property conveyed by Warranty Deed from Daniel G. Lustig and Mary P. Conniff, husband and wife to Kelly R. Smith, unmarried and Benjamin O. Modena, unmarried as joint tenants with rights of survivorship as recorded on the 10th day of July, 2008 in Instrument No. 20080710-0070949 and corrected by Scrivener's Affidavit as recorded on the 29th day of July, 2008 in Instrument No. 20080729-0077308, in the Register's Office of Davidson County, Tennessee. Kelly R. Smith and Benjamin O. Moden, having since married. Kelly R. Smith is now known as Kelly R. Modena.

This is **improved** property known as: **719 McMurray Drive, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 20 day of March, 2014.

Kelly R. Modena, formerly known
as Kelly R. Smith

Benjamin O. Modena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY R. MODENA AND BENJAMIN O. MODENA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212