G#25810-2 BOX #14

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140023696 DEEDQC
Recvd: 04/08/14 12:07 2 pgs
Fees:12.00 Taxes:0.00
20140408-0029320

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2014.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles William Smith and Gloria D. Chambliss	**Cornerstone Home Lending, Inc.**	**09316012700**
118 Lewis Street	**1177 West Loop South #200**	
Nashville, TN 37210	**Houston, TX 77027**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Charles William Smith, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Charles William Smith, a single man, as to a 99% undivided interest, and Gloria D. Chambliss, a single woman, as to a 1% undivided interest, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 123 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod in the westerly right-of-way of Lewis Street, width 50', at a corner common with Katie Bell King, as of record in Book 1681, Page 369, Register's Office for Davidson County, Tennessee, being the Southeast corner of this Lot; thence, leaving the westerly right-of-way of Lewis Street, with the common line of Katie Bell King, North 85 deg 00 min 00 sec West, 165.56 feet to an existing iron rod in the easterly right-of-way of Alley #90, being the Southwest corner of this Lot; thence, with the easterly right-of-way of Alley #90, North 06 deg 10 min 46 sec East, 35.00 feet to an

existing iron rod, at a corner common with Howard Wear, of record in Instrument No. 20040526-0061755, Register's Office for Davidson County, Tennessee, being the Northwest corner of this Lot; thence, leaving the easterly right-of-way of Alley #90 with the common line of Howard Wear, South 85 deg 00 min 00 sec East, 165.56 feet to an iron rod set in the westerly right-of-way of Lewis Street, being a corner common with Henry L. Davis as of record in Book 3802, Page 157, at the Register's Office for Davidson County, Tennessee, being the Northeast corner of this Lot; thence, with the westerly right-of-way of Lewis Street, South 06 deg 10 min 46 sec West, 35.00 feet to the point of BEGINNING, containing 5,793 square feet (0.133 acres, more or less) according to a Boundary Survey (of Tax Map 93-16 Parcels 127, 129, 130, and 131) prepared by Cherry Land Surveying, R. Scott Cherry, Tennessee Registered Land Surveyor No. 1512, dated May 6, 2005, and bearing Job No. 05124 TSM.

BEING the same property conveyed to Charles William Smith, unmarried, by Warranty Deed dated October 25, 2007, from Construction Consulting Management Corporation, a Tennessee corporation, of record in Instrument No. 20071029-0127038, and Affidavit of Scrivener's Error dated October 26, 2012, of record in Instrument No. 20121101-0100266, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **118 Lewis Street, Nashville, TN 37210**.

Witness my/our hand(s) this **2nd** day of **April, 2014.**

Charles William Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles William Smith, unmarried, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **April, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY