BILL GARRETT, Davidson County
Trans:T20140025925 DEEDQC
Recvd: 04/17/14 08:27 3 pgs
Fees:17.00 Taxes:0.00
20140417-0032045

This instrument was prepared by,
and after recording return to:

Perrone & Young (PRY)
109 Westpark Drive, Suite 330
Brentwood, TN 37027
615 / 373.6910

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Joshua G. Mimms 1900 Warner Street Nashville TN 37203	Same	077-00-0-052.00

State of Tennessee)
County of Davidson)

The actual consideration or value for this transfer, whichever is greater is $0.00.

Personally appeared before me, sworn to and subscribed before me this 11 day of April 2014.

My commission expires: 3.6.18

Notary Public

DARIA FLORES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 06, 2018

FOR AND IN CONSIDERATION of One Dollar, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Malcolm L. Mimms, Sr.,** and wife, **Paula Mimms**, the "Grantor," do hereby quitclaim and convey unto **Joshua G. Mimms**, the "Grantee," his heirs and assigns, all of my right, title and interest in and to the following described tract or parcel of land in Nashville, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 of Nine (9) Lots known as Deer Ridge Acres, and is a portion of the ENOCH DOZIER property of record in Book 4258, page 40, Register's Office for Davidson County, Tennessee, and being more particularly described according to a plat made by James T. Brewer, revised November 2, 1973, as follows:

Bounded on the North by River Road, East by Lot No 7, South by the property of Vorbusch, West by Lot No. 9.

Beginning in the center of Cub Creek and thence along the South margin of River Road, also known as River Road Pike, South 63 degrees 45 minutes East 205 feet; thence South 66 degrees 00 minutes East 100 feet; thence South 61 degrees 30 minutes East 100 feet; thence South 57 degrees 00 minutes East 100 feet; thence South 52 degrees 30 minutes East 100 feet; thence South 50 degrees 45 minutes East 150 feet; thence

South 37 degrees 15 minutes East 103.5 feet to an iron pipe, the Northwest corner of the lot being described, and also the Northeast corner of Lot No. 9; thence with the South margin of River Road, South 37 degrees 15 minutes East 46.5 feet to an iron pipe; thence South 35 degrees 45 minutes East l50 feet to an iron pipe; thence South 34 degrees 15 minutes East 87 feet to an iron pipe, the Northeast corner of Lot No. 8, also the same point being the Northwest corner of Lot No 7; thence leaving the south margin of River Road and with the West boundary of Lot No. 7, South 43 degrees 39 minutes 01 second West 929.79 feet to an iron pipe, the Southwest corner of Lot No. 7; thence with the boundary of Lot No. 7, South 35 degrees 42 minutes 22 seconds East 250 feet to an iron pipe, the same point being the Southeast corner of Lot No. 7 and in the West boundary of Lot No. 6; thence with the West boundary of Lot No. 6, South 43 degrees 21 minutes 28 seconds West 449.99 feet to an iron pipe, the same point being the Southwest corner of Lot No. 6, also the Southeast corner of Lot No. 8 and in the North boundary of the Vorbusch property; thence with the North boundary of the Vorbusch property, North 35 degrees 25 minutes 25 seconds West 518.85 feet to an iron stake, the same point being the Southwest corner of Lot No. 8 and the Southeast corner of Lot No. 9; thence with the East boundary of Lot No. 9, North 43 degrees 03 minutes East 1377.27 feet to the point of beginning.

BEING the same property conveyed to Malcolm Mimms from James R. Tully, III and wife, Rebecca M. Tully by deed dated February 5, 1999 and being recorded in Book 11333, page 482, Register's Office for Davidson County, Tennessee and quitclaimed by Malcolm Mimms on May 7, 2013 to Malcolm L. Mimms, Sr. and wife, Paula Mimms, for the purpose of creating a tenancy by the entireties, by instrument of record in Instrument 20130508-0046702, Register's Office for Davidson County, Tennessee, the said Malcolm Mimms and Malcolm L. Mimms, Sr. being one and the same person.

This Deed was prepared based upon information provided by Grantor and Grantee and no title search was conducted.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS UNIMPROVED PROPERTY KNOWN AS: 0 River Road Pike, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this 11 day of April 2014.

GRANTOR:

MALCOLM L. MIMMS, SR.

PAULA MIMMS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a notary public in and for said State and County, the within named Grantor, **Malcolm L. Mimms, Sr.** and wife, **Paula Mimms**, the bargainors, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11 day of April 2014.

DARIA FLORES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires: 3.6.18

MY COMMISSION EXPIRES:
MARCH 06, 2018