| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Clark H. Elliott<br>6015 Murray Lane<br>Brentwood, TN 37027 | New Owner | 94-13-87.00<br>94-13-88.00 |
| This instrument prepared by: Shawn R. Henry, Attorney, Tune, Entrekin & White, P.C.<br>315 Deaderick Street, Nashville, Tennessee 37238 | | |

# QUITCLAIM DEED

**THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS 87 AND 88 ON PROPERTY TAX MAP 94-13 OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **CLARK H. ELLIOTT** (unmarried), by these presents do hereby quitclaim and convey unto **CLARK H. ELLIOTT** (unmarried) his heirs and assigns, forever, all rights, title and interest in and to those certain tracts or parcels of real estate situated and located in the 19th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows, to wit:

> **TRACT ONE (commonly known as 719 Calhoun Avenue, Nashville, Tennessee); and TRACT TWO (commonly known as 725 Calhoun Avenue, Nashville, Tennessee), being the same property, parcels, tracts and lots previously conveyed to CLARK H. ELLIOTT (unmarried) by that certain warranty deed from EDWARD SUEY AKA ED SUEY AND WIFE, WANDA F. SUEY AKA WANDA SUEY as recorded in Instrument Number T20130819-0086896 in the Register's Office of Davidson County, Tennessee. The legal description of the property contained in said instrument remains unchanged and is attached hereto as Exhibit A and hereby incorporated herein by reference as though fully restated verbatim.**

This conveyance is subject to Right-of-Way for Calhoun Avenue along the northerly side of said property; right-of-way of an alley along southerly side of said property; Memorandum of Lease of record at Instrument No's 20120106-0001514 and 199912080301146; and right-of-way of Interstate 40 and 24; and any and all easements, restrictions, and conditions shown on Plat Book 57, page 92, Register's Office of Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

BILL GARRETT, Davidson County
Trans:T20140028588 DEEDQC
Recvd: 04/28/14 09:27 4 pgs
Fees:22.00 Taxes:0.00
20140428-0035231

WITNESS my hand this the 28 day of April, 2014.

CLARK H. ELLIOTT

STATE OF TENNESSEE ]
SS.
COUNTY OF DAVIDSON ]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **CLARK H. ELLIOTT**, the bargainor(s), with whom I am personally acquainted and who acknowledged that he executed the within and foregoing **(QUITCLAIM DEED)** instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28 day of April, 2014.

My Commission Expires: 12/6/16

Notary Public

MITCHEL LOVELESS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires DEC. 6, 2016

STATE OF TENNESSEE ]
ss.
COUNTY OF DAVIDSON ]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 28 day of April, 2014.

My Commission Expires: 12/6/16

Notary Public

MITCHEL LOVELESS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires DEC. 6, 2016

EXHIBIT A – LEGAL DESCRIPTION

Tract I (Commonly known as 719 Calhoun Avenue, Nashville, TN 37210)
Map/Parcel 94-13-87.00

Land in Davidson County, Tennessee, being the East half of Lot No. 74 on the Plan of the Subdivision of Lots Nos. 20, 21 and 22 of the W. B. Lewis Plan of record in Book 57, Page 92, of the Register's Office for Davidson County, Tennessee.

Said East half of Lot No. 74 fronts 25 feet on the Southerly side of Calhoun Avenue and runs back between parallel lines 170 feet to an alley.

Included in the above property but expressly excluded therefrom is that property conveyed to the State of Tennessee by deed of record in Book 3096, Page 173, in said Register's Office, described as follows:

Being the Southerly part of the East one-half of Lot No. 74 on the Map of the Subdivision of Lots Nos. 20, 21 and 22 of the W. B. Lewis Plan of Lots of record in Book 57, Page 92, said Register's Office.

Beginning at a point in the North margin of an alley, said point being the Southwest corner of said Lot No. 74, and runs with the West boundary line of said Lot No. 74, North 10 deg. 27 min. East, 120 feet to a point; thence South 53 deg. East 27.7 feet to a point in the East boundary line of said Lot No. 74; thence with said boundary line, South 10 deg. 27 min. West 105.7 feet to a point in the North margin of an alley; thence with said margin, North 83 deg. 45 min. West 25 feet to the point of beginning, containing 2,804 square feet, more or less.

Land in Davidson County, Tennessee, being Lot No. 77 in the Subdivision of Lots Nos. 20, 21 and 22 of the W. B. Lewis Plan of record in Book 57, Page 92, and Book 21, Pages 92 and 146, of the Register's Office for Davidson County, Tennessee, which lot adjoins Lot 66 and fronts 50 feet on Calhoun Avenue and runs back 170 feet to an alley in the rear.

Included in the above property but expressly excluded therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 3096, Page 171, in said Register's Office, described as follows:

Being the Southerly part of Lot No. 77 on the map of the Subdivision of Lots Nos. 20, 21 and 22 of the W. B. Lewis Plan of Lots of record in Book 57, Page 92, in the Register's Office Office for Davidson County, Tennessee.

Beginning at a point in the North margin of an alley, said point being in the boundary line between the lands of Joe McClure and C. O. McClure and runs with said boundary line, North 10 deg. 27 min. East 48.7 feet to a point; thence South 53 deg. East 55.6 feet to a point in the East boundary line of said Lot No. 77; thence with said boundary line, South 10 deg. 27 min. West, 22.2 feet to a point in the North margin of said alley; thence with said margin, North 83 deg. 45 min. West, 50 feet to the point of beginning, containing 1,713 square feet, more or less.

Land in Davidson County, Tennessee, being Lots Nos. 76 in the Subdivision of Lots 20, 21, and 22 in the W. B. Lewis Plan of record in Book 57, Page 92, and Book 21, Pages 140 and 146, Register's Office for Davidson County, Tennessee.

Said Lots 76 front 50 feet each on Calhoun Avenue and run back 170 feet to an alley in the rear.

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of the Subdivision of certain lots in the W. B. Lewis Plan of record in Book 57, Page 92, Register's Office for said County.

Said Lot fronts 50 feet on the South side of Calhoun Avenue and runs back between parallel lines, 170 feet to an alley.

Included in the above conveyance of Lots 75 and 76 but expressly excluded there from is the following:

That tract conveyed to the State of Tennessee by deed of record in Book 3096, Page 169, Register's Office for Davidson County, Tennessee, described as follows:

Being the Southerly part of Lots Nos. 75 and 76 on the Map of the subdivision of Lots Nos. 20, 21, and 22 of the W. B. Lewis Plan of Lots of record in Book 57, Page 92, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the North margin of an alley and in the boundary line between Lots Nos. 74 and 75, said subdivision, and runs with said boundary line North 10 deg. 27 min. East, 105.7 feet to a point; thence South 53 deg. East 111.2 feet to a point in the East boundary line of said Lot No. 76; thence with said boundary line, South 10 deg. 27 min. West 48.7 feet to a point in the North margin of an alley; thence with said margin, North 83 deg. 45 min. West 100 feet to the point of beginning, containing 7,720 square feet, more or less.

Land in Davidson County, Tennessee, being Lot No. 78 (seventy-eight) of the subdivision of Lots Nos. 20, 21, and 22, in W.B. Lewis' plan. Said Lot No. 78 fronts 50 feet on Calhoun Avenue, and extends back 170 feet, between parallel line to an alley, as per plan recorded in Book No. 57, Page 92, of the Register's Office for Davidson County, Tennessee.

Included in the above described land but excepting therefrom that portion of said property conveyed to the State of Tennessee by deed of record in Book 3030, Page 227, Register's Office for Davidson County Tennessee;

Beginning at a point in the boundary line between the land of C. O. McClure and Madie O. Avant in the North margin of an alley Avant's Southwestern corner and runs with said boundary line North 0 degrees 27 minutes East, 20.2 feet to a point; thence South 53 degrees East, 39.5 feet to a point in the North margin of said alley; thence with said alley and Avant's South boundary line North 83 degrees 45 minutes West, 35.5 feet to the point of beginning, containing 358 square feet more or less.

Tract II (Commonly known as 725 Calhoun Avenue, Nashville, TN 37210)
Map/Parcel 94-13-88.00

A tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Being Lot Nos. 79 and 80 on the Map of Calhoun's Subdivision of Lots Nos. 20, 21, and 22 in W.B. Lewis' Plan as of record in Book 57, Page 92, Register's Office for said County. Said Lots Nos. 79 and 80 front 50 feet each on the Southerly side of Calhoun Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed by Warranty Deed from Cecil Oswald McClure, unmarried to Edward Suey and wife, Wanda F. Suey as recorded on the 17th day of June, 1992 in Deed Book 8654, Page 215 (as to Tract I); Warranty Deed from Susie McClure, unmarried to Edward Suey and wife, Wanda F. Suey as recorded on the 17th day of June, 1992 in Deed Book 8654, Page 219 (as to Tract I); Quitclaim Deed from J. L. Thompson, III, Trustee to Ed Suey and wife, Wanda Suey as recorded on the 9th day of April, 1997 in Deed Book 10411, Page 913 (as to Tract I) and Warranty Deed from Opal G. Ransom, Hazel B. Ballard and Cordie Lee Webb, each owning a 1/3 undivided interests, as tenants in common to Edward Suey as recorded on the 17th day of January, 2007 in Instrument No. 20070117-0006955 (as to Tract II), in the Register's Office of Davidson County, Tennessee.