BILL GARRETT, Davidson County
Trans:T20140040088 DEEDQC
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Fees:12.00 Taxes:0.00
20140606-0049533

Prepared by and Returnable to:
Ashworth Law Firm, PLLC (RCA)
1031 Westhaven Blvd
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Cynthia St Holmes 226 Berry Street Nashville, Tennessee 37207	New Owner	052-09-0-008.06

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **GLORIA J. BENDER, unmarried,** ("Grantor"), do hereby quitclaim and convey unto **Cynthia M St Holmes** ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 17 of the Montague Subdivision, of record in Book 421, page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Beginning on the Southeasterly margin of Fernbank Drive and widened at a point 280 feet Northwardly from Palestine avenue; thence South 53 degrees 7 minutes East 208.8 feet to a point; thence North 36 degrees 53 minutes East 64 feet to the Southeasterly corner of the property conveyed to James K. Chaffin and wife, Joyce Chaffin, by deed of record in Book 3438, page 379, said Register's Office; thence with Chaffin's Southerly line North 53 degrees 7 minutes West 208.8 feet to a point in the Southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, South 36 degrees, 53 minutes West 64 feet to the point of beginning.

Being the same property conveyed to Gloria J. Bender, unmarried, by Warranty Deed, from Mari Beerman and Maria Urtubees, both unmarried, of record in Instrument Number 20081023-0106224, Register's Office for Davidson County, Tennessee.

This is improved property known as 117 Fernbank Avenue, Madison, Tennessee 37115. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of May, 2014.

Gloria J. Bender

GLORIA J. BENDER

STATE OF Florida
COUNTY OF Volusia

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of May, 2014.

Notary Public

My Commission Expires: 3/21/2018

TERESA A. PROMPOVITCH
Notary Public - State of Florida
My Comm. Expires Mar 21, 2018
Commission # FF 092702

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Gloria J. Bender,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2014.

Notary Public

My Commission Expires: 3/21/2018

TERESA A. PROMPOVITCH
Notary Public - State of Florida
My Comm. Expires Mar 21, 2018
Commission # FF 092702