BILL GARRETT, Davidson County
Trans:T20140045694 DEEDQC
Recvd: 06/27/14 08:37 1 pgs
Fees:12.00 Taxes:0.00
20140627-0056243

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 17th day of June 2014.

Natalie A. Lewis
Notary Public Exp. date 8-21-17
(AFFIX SEAL)

NATALIE A LEWIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
Elizabeth A. Garrett, Attorney, 214 Second Avenue, North, Suite 103, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simone F. Loughlin	Simone F. Loughlin	071-11-0 058.00
(NAME) 1420 Meridian Street	(NAME) 1420 Meridian Street	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Nashville, Tennessee 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

JEFF G. LAVALLEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SIMONE F. LOUGHLIN

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

Land in Davidson County, Tennessee, being part of the Old George Scruggs' tract of land and more particularly bounded and described as follows:

Beginning in the center of Meridian Street or Trinity Road, at the Southeast corner of A.L. Rawls tract; running thence Westwardly 300.0 feet, more or less with Rawl's South line to the Northeast corner of the lot of land conveyed by Overall to C.W. Daws and wife by deed of record in Book 533, Page 158, Register's Office for said county; thence with said Daw's East line Southerly 50.0 feet to the point being the Southwest corner of this lot herein conveyed and the Northwest corner of another lot owned by Cora F. Shane; thence Eastwardly parallel with the South line of the Rawls tract 300.00 feet, more or less to a point in the center of Meridian Street; thence with the center of said street 50.0 feet to the beginning.

Being the same property conveyed to Jeff G. Lavallee and Wife, Simone F. Loughlin by Warranty Deed from JPMorgan Chase Bank recorded October 26, 2006 in Instrument No. 20070213-0018228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

1)Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3)All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved X unimproved property, known as 1420 Meridian Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 17th day of June, 2014.

Jeff G. Lavallee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Jeff G. Lavallee**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained as her own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17 day of June 2014.

Natalie A Lewis
Notary Public

NATALIE A LEWIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Exp. date 8/21/17