BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140054671 DEEDQC
Recvd: 07/29/14 11:02 2 pgs
Fees:12.00 Taxes:0.00
20140729-0067214

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KELLY A. EASTER, ET AL	**SAME**	**094-01-0-404.00**
(NAME) **612 SOUTH 16TH STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN 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, **I, KELLY A. EASTER, UNMARRIED**, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY **A ONE-HALF UNDIVIDED INTEREST** UNTO **TIMOTHY KENEFICK AND JILL BLOCK, AS TENANTS IN COMMON**, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE WEST MARGIN OF SOUTH 16TH STREET AT THE CONCRETE MONUMENT AT THE COMMON CORNER OF LOT NO. 79, SHELBY VILLAGE NO. II, OF RECORD IN BOOK 1835, PAGE 48, SAID REGISTER'S OFFICE, AND LOT NO. 95-B AS ABOVE SHOWN; THENCE ALONG THE LINE OF SAID LOTS, WEST 75.0 FEET TO A CONCRETE MONUMENT AT THE CORNER OF LOT NO. 95-B AND LOT NO. 94; THENCE WITH THE LINE BETWEEN SAID LOTS, IN A NORTHWESTERLY DIRECTION 46.0 FEET TO THE CORNER OF LOTS 95-A AND 95-B ON THE REVISED PLAN; THENCE THE LINE BETWEEN SAID LOTS, NORTHERLY 111.6 FEET TO A POINT IN THE LINE OF NO. 96 OF SHELBY VILLAGE NO.II, OF RECORD IN BOOK 1835, PAGE 48; THENCE WITH THE LINE BETWEEN SAID LOTS EASTERLY 53.90 FEET TO THE WEST MARGIN OF SOUTH 16TH STREET; THENCE WITH SAID STREET, SOUTH 121.0 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Kelly A. Easter, unmarried, from Leah J. Nicholls by deed dated July 22, 2005 of record as Instrument No. 20050727-0087322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **612 SOUTH 16TH STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 my hand this 29th day of July, 2014.

Kelly A. Easter

KELLY A. EASTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office, this 29th day of July, 2014.

Lee A. Cohen

Notary Public

My Commission Expires: **May 5, 2015**

