BILL GARRETT, Davidson County
Trans:T20140059633 DEEDQC
Recvd: 08/14/14 09:01 2 pgs
Fees:12.00 Taxes:0.00

20140814-0073329

Prepared by and after
recorded return to:
Tiago Title, LLC
4700 S. Syracuse St #420
Denver CO 80237

--Above This Line Reserved For Official Use Only--

# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

**Nona Ensley**, hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Nona Ensley and Gerald Ensley, Wife and Husband as joint tenants with right of survivorship*** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the

*2303 Foster Avenue, Nashville TN 37210

County of Davidson, State of Tennessee, to-wit:

LEGAL DESCRIPTION

A Certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 74 of Block 21 on the Map of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29, and 30, Cumberland Nurseries Subdivision, as of record in Book 332, Page 21, Register's Office for said County.

Said Lot No. 74 fronts 50 feet on the west side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

For identification purposes only: Parcel No. : 11901039600

Also known by street and number as: 2303 Foster Avenue, Nashville, TN 37210

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the borrower's interest in the foregoing described property was a Warranty Deed recorded 8/7/07 Inst#20070807-0094261 in the Register's Office of Davidson County, TN, which has the address of 2303 Foster Avenue, Nashville TN 37210

TO HAVE AND TO HOLD same unto Grantees, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantees, their heirs and assigns forever.

WITNESS Grantor's hand this 26th day of June, 2014.

Nona Ensley {SEAL _____ {SEAL

Nona Ensley

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of June, 2014, before me, the undersigned officer, personally appeared Nona Ensley, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

Notary Public

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 1/6/2015

ADDRESS TAX STATEMENTS TO GRANTEES. (New Owners)
Nona Ensley & Gerald Ensley
2303 Foster Avenue
Nashville TN 37210