BILL GARRETT, Davidson County
Trans:T20140063038 DEEDQC
Recvd: 08/26/14 08:46 2 pgs
Fees:12.00 Taxes:0.00
20140826-0077566

THIS INSTRUMENT WAS PREPARED BY:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER AS:
Billy Brown, Jr.
1044 Granada Ave
Nashville, Tennessee 37206

SEND TAX BILL TO:
Same

MAP-PARCEL:
83-1
220
27W 20140

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **BILLY BROWN**, hereinafter called Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **BILLY BROWN, JR.**, hereinafter called Grantee, his heirs and assigns, all my right, title, claim, and interest, being a one-third (1/3) undivided interest, in and to a certain tract or parcel of land located in the **Davidson** County, Tennessee, described as follows:

BEING part of Lot No. 3 on the plan of W. H. Hyronemus' Addition to Nashville, as of record in Book 161, Page 174 in the Register's Office for said County and being part of Lot No. 8 in the Division of the estate of Jno. Hobson, deceased, as of record in Minute Book "L", Page 363 in the Circuit Court Clerk's Office for said County, and described according to a survey made by Rocky L. Montoya, Surveyor, dated November 18, 1981, as follows:

BEGINNING at an iron pin in the southerly margin of Granada Avenue and being 100.0 feet (100.6 feet per previous deed) westerly from Gallatin Pike; thence southerly 120.0 feet to an iron pin; thence westerly 45.0 feet to an iron pin; thence northerly 120.0 feet to an iron pin in the southerly margin of Granada Avenue; thence easterly 45.0 feet along said margin to the point of beginning. The opposite boundary lines are parallel with the northeast corner being an included angle of 77 degrees 34 minutes 35 seconds.

BEING the same property conveyed to Billy Brown, Garry Vaughan and Fred Wikowsky, by deed from Putman Properties, Inc., of record in Book 5825, Page 757, Register's Office for Davidson County, Tennessee.

GRANTEES are aware of, and take subject to, a shared gravel drive on the east boundary and a shared gravel drive and carport on the west boundary.

THIS is the same description as in the previous deed of record.

THIS is improved property known as 1044 Granada Avenue, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25th day of August, 2014.

BILLY BROWN

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

Witness my hand and official seal at Ashland City, Tennessee, this 25th day of August, 2014.

Notary Public

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12/05/2015

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$0**.

Affiant

Subscribed and sworn to before me this the 25th day of August, 2014.

Notary Public

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12/05/2015

JWS:PS:QUITCLAIM DEEDS:Brown to Brown, Jr.