This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 09/02/14 10:30 4 pgs
Fees:22.00 Taxes:0.00
20140902-0079581

QUITCLAIM DEED

Address New Owners:
James C. Taft and
Doris R. Taft
5313 Cherry Blossom Trail
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
145 14 0 073.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, James C. Taft and Doris R. Taft, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to James C. Taft, and wife, Doris R. Taft (the "Grantees"), in fee simple, as tenants by entireties, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Being Lot No. 16, Tyne Valley Estates, Section XV, Revised, of record at Plat Book 5200, page 338, Register's Office for said County.

BEGINNING at a concrete monument in the westerly margin of Cherry Blossom Trail; thence with the margin of said road 105.32 feet in a southeasterly direction to a point; said point being the common front corner of Lots 15 and 16; thence with the line between said two lots 208.10 feet to a point, said point being the common rear corner of Lots 15 and 16; thence N 64° 02' 23" W to a concrete monument in the rear property line of Lot 16; thence N 71° 15' 00" W to a concrete monument in said rear property line, the two lines totaling a distance of 212.20 feet; thence S 88° 53' 00" W a distance of 133.10 feet to a point, said point being the common rear corner of Lots 16 and 17; thence N 63° 33' 40" E 208.07 feet to a point in the side property line between Lots 16 and 17; thence N 49° 24' 52" E 153.47 feet to a point in the westerly margin of Cherry Blossom Trail, said point being the common front corner of Lots 16 and 17; thence with the margin of the same 29.26 feet to a concrete monument at the beginning of a curve to the right, having a radius of 50.000', a distance of 48.163 feet to a concrete monument, said point being the point of beginning.

Being the same property conveyed to James C. Taft and wife, Doris R. Taft, as equal tenants in common, by deed from James C. Taft and wife, Doris R. Taft, of record at Instrument No. 20111019-0081169, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters of record, including, without limitation, the following:

Sanitary Sewer and/or Storm Easement of record in Book 7426, page 318, Register's Office for Davidson County, Tennessee.

This is improved property known as 5313 Cherry Blossom Trail, Nashville, TN 37215.

The purpose of this conveyance is to vest title to the interest in property being transferred by this deed to James C. Taft and wife, Doris R. Taft, as tenants by the entireties.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 29th day of August, 2014.

GRANTORS:

James C. Taft

Doris R. Taft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James C. Taft, Grantor, the within named 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 seal at office in Nashville, Tennessee, this 29th day of August, 2014.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Doris R. Taft, Grantor, the within named 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 in Nashville, Tennessee, this 29th day of August, 2014.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A) – creation or dissolution of tenancy by entirety.

Affiant

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

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Michel G. Kaplan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michel G. Kaplan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Michel G. Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of August, 2014.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
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