Map & Parcel 104 16 0 228.00

This Instrument Was Prepared By:
William J. Yost, Attorney
YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

WENDALL L. ZERFACE
1712 Beechwood Avenue
Nashville, TN 37212

Mortgagee:

NONE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAMES P. ZERFACE, HUSBAND AND TRUSTEE and GRANTOR OF THE JAMES P. ZERFACE REVOCABLE TRUST dated October 9, 1996,** Grantor, does convey, devise, grant and quitclaim unto **WENDALL L. ZERFACE, WIFE,** Grantee, her heirs and assigns, all of Grantor's right, title and interest in and to the following property located in Davidson County, Tennessee being described as follows:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 214 on Belmont Land Company's Plan, of record in Book 421, Page 34, Register's Office of Davidson County, Tennessee.

SAID part of Lot 214 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines, with the easterly margin of 20th Avenue, South, formerly Altura Place or 19th Avenue, South, 187.5 feet to an alley.

Being the same property conveyed to the James P. Zerface Revocable Trust dated October 9, 1996 by Warranty Deed of James P. Zerface of record in Book 10287, Page 206, Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (x) improved property with an address of 1820 Beechwood Avenue, Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20140090421 DEEDQC
Recvd: 12/03/14 09:11 2 pgs
Fees:12.00 Taxes:0.00
20141203-0110708

WITNESS my hand on this the 14th day of Nov, 2014.

James P. Zerface

JAMES P. ZERFACE, TRUSTEE AND
GRANTOR OF THE JAMES P. ZERFACE
REVOCABLE TRUST

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James P. Zerface, Trustee and Grantor of the James P. Zerface Revocable Trust, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Trustee and Grantor of the James P. Zerface Revocable Trust and being authorized so to do executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of November, 2014.

Jean C. Poteete

NOTARY PUBLIC

My Commission Expires: 5/22/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This transfer is exempt from transfer tax pursuant to Tennessee Code Annotated, Section 67-7-409(a)(3)(F).

James P. Zerface

AFFIANT

Sworn to and subscribed before me this 14th day of November, 2014.

Jean C. Poteete

NOTARY PUBLIC

My Commission Expires: 5/22/2017