BILL GARRETT, Davidson County
Trans:T20140094049 DEEDQC
Recvd: 12/16/14 13:06 2 pgs
Fees:13.00 Taxes:148.00
20141216-0114941

This instrument prepared by:
THE LAW OFFICE OF
TIMOTHY H. NICHOLS, PLLC (THN)
2021 Richard Jones Road, Suite 120
Nashville, TN 37215
(615) 383-3355

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Diane Manivong Barrett 1315 4th Avenue N., #B Nashville, TN 37208	Same	082-09-0-174.00

QUIT CLAIM DEED

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, Tim Suy Lim, hereby convey to Diane Manivong Barrett, Grantee, all my right, title, estate and interest in the hereinafter described real property, together with improvements, if any, lying and being in the Davidson County, Tennessee, and bounded and described as follows:

Tract 1:
Being the northerly 33 feet of the southerly 64.2/3 feet of Lot No. 56 on the plan of D.T. McGavock's First Addition to North Nashville, as of record in Book 10, Pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 33 feet on the westerly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 173 1/2 feet more or less, to an alley.

Tract II:
Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 55 and the southerly 31 2/3 feet of Lot No. 56 on D.T. McGavock's First Addition to North Nashville a plan which is of record in Book 10, Pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 55 and the southerly part of Lot No. 56 together front 41 2/3 feet on the westerly side of 4th Avenue North, formerly Cherry Street, and run back between parallel lines 181 1/2 feet to the center of an alley.

Being the same property conveyed to Tim Lim and Diane Manivong, by deed from Greg Pohl, on May 26, 2010, of record in Instrument No. 20100610-0045019, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- **Subject to all matters as shown on the Plan of record on Book 10, page 606 to 609, and in Instrument Number 20030910-0132111, Register's Office Davidson County, Tennessee.**

This is improved property known as: 1315 4th Avenue North, Nashville, TN 37206

WITNESS my signature, this 9th day of ~~November~~ December, 2014.

TIM SUY LIM

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 40,000
, Affiant
Subscribed and sworn before me this the
10 Day of DEC, 2014.
Deputy Register

efore me, this _____ day of November, 2014.

Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public of said County, personally appeared Tim Suy Lim, 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 signature this 9th day of November, 2014.

Notary Public

My commission expires: APRIL 4, 2015

JAMES P. SWEENEY
Commission # 1931491
Notary Public - California
Los Angeles County
My Comm. Expires Apr 4, 2015