BILL GARRETT, Davidson County
Trans:T20150004625 DEEDQC
Recvd: 01/20/15 12:46 2 pgs
Fees:12.00 Taxes:0.00
20150120-0005420

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Adam J. Charney 1615 Franklin Avenue Nashville, TN 37206	New Owner	083-06-0-053.00

For and in consideration of love and affection, **Anna L. Hoepfinger** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Adam J. Charney**, all of her right, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Subdivision of Lots No. 8-9-10 and part of Lot No. 7 in Block A, Lots No. 13-14 in Block B, all of Block C in Subdivision of "Weakley Place" of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Adam J. Charney and Anna L. Hoepfinger, husband and wife by Warranty deed from Star J. Moberg, an unmarried individual of record in Instrument No. 20140715-0062168 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 15, 2014.

This is improved property known as **1615 Franklin Avenue, Nashville, TN 37206.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 30th day of December, 2014.

GRANTOR:

Anna L. Hoepfinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Anna L. Hoepfinger** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2014.

NOTARY PUBLIC

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

x _____
Affiant

Subscribed and sworn to before me, this 30th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE