File Box 8

BILL GARRETT, Davidson County
Trans:T20150014605 DEEDQC
Recvd: 02/27/15 14:51 3 pgs
Fees:17.00 Taxes:0.00
20150227-0017280

This Instrument Prepared By:
Burr & Forman, LLP (DWH)
3102 West End Ave, Suite 700
Nashville, Tennessee 37203

Address New Owner/ Send Tax Bills to:
Toni Eaton
719 Fourth Ave S
Nashville, TN 37219

Tax Parcel:
093 15 0 004.00

Property Address:
719 Fourth Ave. South
Nashville, Tennessee 37219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CITIZENS TRI-COUNTY BANK, (hereinafter the "GRANTOR"), does hereby transfer and convey unto TONI EATON (hereinafter the "GRANTEE"), its successors and assigns, all of its right, title and interest in and to that certain tracts or parcels of land lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows (the "Property"):

See Exhibit A, attached hereto and incorporated herein by reference as if copied verbatim.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER.

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IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed by and through its duly authorized officer as of this _____ day of February, 2015.

CITIZENS TRI-COUNTY BANK

BY: _____

ITS: Pres / CEO

STATE OF IN)

COUNTY OF Warren)

Personally appeared before me, a notary public of the state and county aforementioned, John V. Baecker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the CEO of CITIZENS TRI-COUNTY BANK and is authorized to execute this instrument on behalf of CITIZENS TRI-COUNTY BANK.

Witness my hand and seal, at office, this 20 day of February, 2015.

[SEAL]

MICHAEL SHANE BROCK STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 4.4.16

STATE OF Tennessee

COUNTY OF Davidson

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 01-24-2017

The actual consideration for this transfer is $ -0-

_____
AFFIANT

Subscribed and sworn to before me this 23rd day of February, 2015.

_____
Notary Public
My Commission Expires: _____

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee and being more fully described as follows:

Tract 1:

BEING the northerly 6 feet of Lot No. 44 and the southerly 24 feet of Lot Nos. 43 on the plan of Barrow's Grove, as of record in Book "S", Page 279, County Court. Said part of lots adjoin and front together 30 feet on the westerly side of Fourth Avenue, South formerly Cherry Street, and run back between parallel lines 165 feet to an alley. Being part of Lot No. 44 in the Plan of Barrow's Grove, in the City of Nashville which plan is of record in Book "S", Page 279, Register's Office, described as follows: BEGINNING on the southwestern margin of 4th Avenue South, formerly Cherry Street, 120 feet northwesterly from the corner of Ash and 4th Avenue, South, at a corner of a part of said Lot No. 44 sold by M. H. Howard to Wm. Smith; thence running with said Smith's line, southwardly 165 feet to his corner on an alley; thence northwesterly with the line of said alley, 30 feet; thence northeasterly and parallel with the first line, 165 feet to 4th Avenue South; thence southeastwardly with the line of 4th Avenue, South, 30 feet to the beginning, being the lot formerly owned by James Conlon.

Tract 2:

Being parts of Lot Nos. 44 and 45 on the Plan of Barrow's Grove, as of record in Book "S", Page 279, Register's Office for said County, described as follows: BEGINNING on the southwesterly margin of 4th Avenue, South, formerly Cherry Street, at a point 60 feet north of the northerly margin of Ash Street, being the northeast corner of the property devised to Carrie Ursula Nickel Tune, as Trustee and individually, et al, under the Will of A. Nickel, deceased of record in Will Book 41, Page 109, County Court for said County; thence with said Tune's northerly line, westwardly 165 feet to the easterly margin of an alley; thence with said alley, northwestwardly 60 feet to the southwest corner of the property conveyed to W. N. White by deed from Charles Dodd, et al, of record in Book 647, Page 230, said Register's Office; thence with White's southerly line, northeastwardly 165 feet to the southwesterly margin of 4th Avenue, South; thence with same, southeastwardly 60 feet to the beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING part of the same property conveyed to Citizens Tri-County Bank by Successor Trustee's Deed, dated and recorded on February 1, 2013 at Instrument No. 20130201-0010793, Register's Office for Davidson County, Tennessee.

Map 093 Group 15-0 Parcel 004.00