This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20150017745 DEEDQC
Recvd: 03/11/15 14:02 2 pgs
Fees:12.00 Taxes:0.00
20150311-0020915

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Joseph Cassell and Blas G. Falconer 3316 Nevada Avenue Nashville, TN 37209	Same as Owner	92-13-390 (Lot 129) 92-13-391 (Lot 128) 92-13-392 (Lot 126) 92-13-392.01 (Lot 127) 92-13-393 (Lot 125)

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, on the 19th day of July, 2007 **JOSEPH E. CASSELL**, an unmarried person, (the "Grantor"), bargained and sold, and by these presents does transfer and convey unto the said **Joseph E. Cassell and Blas G. Falconer**, (the "Grantees"), as tenants in common, their successors and assigns, all of his right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot numbers 125, 126, 127, 128 and 129 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.

Being the same property conveyed to **JOSEPH E. CASSELL** by Warranty Deed of record in Instrument No.: 20050420-0043821, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 3319 Nevada Avenue, Nashville, TN 37209.

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

This conveyance is being made to establish an equal tenancy in common establishing a one half interest in Blas G. Falconer and a one half interest in Joseph Cassell, **without establishing a right of survivorship.**

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.

WITNESS our hands this 19th day of July, 2007.

GRANTOR: **JOSEPH E. CASSELL**

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH E. CASSELL**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 10 day of March, 2015.

CHRISTOPHER FERNANDEZ
Commission # 2098452
Notary Public - California
Los Angeles County
My Comm. Expires Feb 26, 2019

NOTARY PUBLIC

My Commission expires: February 26, 2019

STATE OF California)

COUNTY OF Los Angeles)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 00.00 (Zero).

Affiant

Subscribed and sworn before me this 10 day of March, 2015.

CHRISTOPHER FERNANDEZ
Commission # 2098452
Notary Public - California
Los Angeles County
My Comm. Expires Feb 26, 2019

NOTARY PUBLIC

My Commission Expires: February 26, 2015

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