BILL GARRETT, Davidson County
Trans:T20150022264 DEEDQC
Recvd: 03/26/15 14:26 2 pgs
Fees:12.00 Taxes:0.00
20150326-0026235

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Daniel C. Burton **Mark A. Lynn** **5886 E. Ashland Drive** **Nashville, TN 37215**	**New Owner**	**091-15-0-215.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **DANA ELLEN THRONEBERRY and DANIEL C. BURTON,** by these presents do hereby quitclaim and convey unto **DANIEL C. BURTON, A ONE-HALF (½) UNDIVIDED INTEREST AS TENANTS IN COMMON and MARK A. LYNN, A ONE-HALF (½) UNDIVIDED INTEREST AS TENANTS IN COMMON,** their heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being a lot of land in West Nashville, fronting 50 feet of the westerly margin of 50th Avenue North (formerly 9th Street) being part of the Charlotte Park Company's Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the westerly margin of 50th Avenue North, 100 feet northwardly from Elkins Avenue; thence northwardly 50 feet to a point; thence westwardly on a line parallel to Elkins Avenue, 150 feet to an alley; thence southwardly 50 feet to a point; thence eastwardly 150 feet to the point of beginning.

Being the same property conveyed to DANA ELLEN THRONEBERRY and DANIEL C. BURTON, by deed from JAMES R. NEWELL and MARGARET NEWELL, husband and wife, of record in Instrument No. 20141024-0098162, dated October 15, 2014, said Register's Office.

This is improved property known as **321 50th Avenue North, Nashville, TN 37209**.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, 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.

Dana Ellen Throneberry
Dana Ellen Throneberry

Daniel C. Burton

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24th day of March, 2015, before me personally appeared **Dana Ellen Throneberry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand this 24th day of March, 2015.

KRISTEN JACOBS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 04-19-2016

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24 day of March, 2015, before me personally appeared **Daniel C. Burton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand this 24 day of March, 2015.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 5-26-16

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 24 day of March, 2015.

Notary Public

My commission expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY