BILL GARRETT, Davidson County
Trans:T20150044033 DEEDQC
Recvd: 06/04/15 14:14 3 pgs
Fees:17.00 Taxes:0.00
20150604-0052454

This instrument prepared by
And Return To:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

Map & Parcel: 083-10-0-171.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt all of which is hereby acknowledged, I/We **Chaye Spector and Benjamin Sesar,** hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **Benjamin Sesar, an unmarried man** hereinafter called the Grantees, their heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lots Nos. 11, 12, and 13 on the Map of W.R. CORNELIUS, JR'S SUBDIVISION, as of record in Book 57, Page 124, Register's Office of said County.

Said part of Lot 11 fronts 50 feet on the Easterly side of North 16th Street and together with Lots Nos. 12 and 13 extends back between parallel lines with the Southerly margin of an alley, 162 feet to a dead line.

Being the same property conveyed to Chaye Spector and Benjamin Sesar by Special Warranty Deed from U.S. Bank National Association, as Trustee, Successor-In-Interest to Wachovia Bank, National Association, as Trustee for J.P. Morgan Trust Series 2005-ALT1 Mortgage Pass-Through Certificates, Series 2005-ALT1, recorded on the 13th day of September, 2010 in Instrument No. 20100913-0072667, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 205 North 16th St., Nashville, TN 37206

Witness my/our hand(s) this 29th day of May 2015.

Chaye Spector

Benjamin Sesar

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson MM

Personally appeared before me, Meredith Malloy, a Notary Public in and for said County and State, **Chaye Spector**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May 2015.

Meredith Malloy
Notary Public

My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson MM

Personally appeared before me, Meredith Malloy, a Notary Public in and for said County and State, **Benjamin Sesar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May 2015.

Meredith Malloy
Notary Public

My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2015.

Notary Public

My Commission Expires:

11/5/18

Address of New Owner &
Send Tax Bills To:
Benjamin Sesar
205 North 16th St.
Nashville, TN 37206

