BILL GARRETT, Davidson County
Trans:T20150047800 DEEDQC
Recvd: 06/16/15 12:55 2 pgs
Fees:12.00 Taxes:0.00
20150616-0057248

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John Mark Cauthen 6606 Charlotte Pike, Suite 210 Nashville, Tennessee 37209	Map & Parcel No: 128000081.00	Same as Owner
This instrument was prepared based upon information provided by the parties without a title search by: Larry Hayes, Jr., Esq. 214 Second Avenue North, Suite 103, Nashville, Tennessee 37201		

The actual consideration for this transfer is $0.00.

JOHN M. CAUTHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me, this the 15 day of May, 2015.

NOTARY PUBLIC
My Commission Expires My Commission Expires MAR 8, 2016

MARCIE A. ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Viki Cauthen ("Grantor"), by these presents, do hereby quitclaim and convey unto John M. Cauthen ("Grantee"), his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee:

Being Lot No. (4) Four, Fred C. Pickney, Jr., et ux Subdivision of 23.30 acre tract of land in the 8th Civil District, Davidson County, Tennessee, purchased of S. H. Tomlinson and wife, Hattie Rosetta Tomlinson, April 26, 1946, by deed of record in Book 1889, Page 154, R.O.D.C. Tenn.

Said Lot No. 4 fronts 250 feet on the easterly margin of Old Hickory Boulevard, and extends back easterly with the southerly line of Lot No. 3 to the easterly line of said 23.30 acre tract, and faces 250 feet on said line. (The northerly line of said Lot No. 4 being the southerly line of Lot No. 3, which has a frontage of 225 feet on the easterly margin of Old Hickory Boulevard, and faces 225 feet on said easterly line of said 23.30 acre tract. Said Lot No. 4 contains 4.15 acres, more or less.

Less and except that portion conveyed to the State of Tennessee, more particularly described as follows:

Beginning at the point of intersection of the existing east margin of State Route 251 (Old Hickory Boulevard) and the south boundary of the Alice A. Anderson property; thence with said south boundary south 81° 57' 54" east 294.29 feet; thence south 06° 37' 57" west 80.13 feet; thence south 36° 58' 24" east 81.43 feet; thence south 26° 39' 53" east 128 feet, more or less, to a point in the north boundary of the Nandi Hills Associates property; thence with said north boundary north 76° 34' 17" west 339.58 feet to a point in the existing east margin of State Road 251, thence with said margin northwardly 234 feet, more or less, to the point of beginning, and containing 67,267 square feet.

BEING the same property conveyed to Edward C. Cauthen, Jr., and Lillian Cauthen, his wife; Joseph F. Cauthen and Jayne Cauthen, his wife; Jerry L. Cauthen and Lynn Cauthen, his wife; John M. Cauthen and Viki Cauthen, his wife; Mary Ann C. Mujica and Mario Mujica, her husband; and Joan M. Cauthen, by warranty deed from Mary Sue Cauthen of record in Book 7934, pages 869 - 870, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 460 Old Hickory Boulevard, Nashville, Tennessee 37209.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this the 19 day of March, 2015.

Viki Cauthen

VIKI CAUTHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VIKI CAUTHEN**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 19 day of March, 2015.

Patricia Pedrosa

NOTARY PUBLIC
My Commission Expires: 3-7-2017

PATRICIA PEDROSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017