THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
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Nashville, TN 37211
615-834-4300

BILL GARRETT, Davidson County
Trans:T20150066511 DEEDQC
Recvd: 08/11/15 08:21 3 pgs
Fees:17.00 Taxes:0.00
20150811-0080007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is -0-.

Mary Braswell
Affiant
Subscribed and sworn to before me this the 28 day of July 2015.
Notary Public
My Commission Expires 5-18-2017

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Ronald Joe Braswell 3215-3217 Nolensville Road Nashville, TN 37211	Same	6D,A-36613 6D,A-36616 133-2 #205 & 207

For and in Consideration of $10.00 cash in hand, Mary E. Braswell, an unmarried woman, by these presents does hereby quitclaim and conveys her interest to Ronald Joe Braswell, a married man, his successors and assigns, the following track or parcel of land located in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Two certain tracts or parcels of real estate situated in the County of Davidson, State of Tennessee, and being described as follows, to wit:

Known as 3215-3217 Nolensville Road; Map 133-02, Parcels 207 and 206, being part of Lots 1, 2 and 3 on the Mat of Radnor Place, not of record which part of said Lots is bounded and described as follows:

Beginning at a point common to the westerly margin of the Nolensville Pike and the easterly margin of Lot No. 1, same being 63.25 feet north of the intersection of the westerly margin of said Nolensville Pike and the northerly margin of McClellan Avenue; thence in a northerly direction and with the westerly margin of said Nolensville Pike 98.9 feet to a point in the westerly margin of said Nolensville Pike; thence in a westerly direction and parallel with the northerly margin of McClellan Avenue to a point in the easterly margin of a 15 foot alley to be opened and dedicated by the vendors herein, said alley to be off of the westerly part of Lot No. 3 and to run the entire length of said Lot No. 3 from McClellan Avenue northerly to a 15 foot alley now existing on said plan; thence at right angles southwardly and with the easterly margin of said 15 foot alley to be opened 86 feet to a point; thence eastwardly and parallel with the northerly margin of McClellan Avenue to the point of beginning, which tract is composed of the following property:

Being the same property conveyed to J. D. Pettie and H. F. Baker by deed from A.C. Roth and wife, Jennie Roth, of record in Book 620, page 748, Register's Office of Davidson County, Tennessee. The said J. D. Pettie having conveyed all of his right, title and interest to Mrs. Owen A. Allen of the property described

below with is a revised description of the property described above of record in Book 904, page 95, Register's Office for Davidson County, Tennessee, to wit:

A certain tract or parcel of land lying in the 6th Civil District of Davidson County, Tennessee, and described as follows:

Being part of Lots 1, 2 and 3 on the Plan of Radnor Place Subdivision, as of record in Book No. 421, page 58, of the Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of the Nolensville Road, said point being 63.25 feet northerly from the north margin of McClellan Avenue, and running thence northerly with the westerly margin of the Nolensville Road, 79.90 feet to a point; thence westerly with the north wall of Pettie & Baker's storehouse, about 145 feet to the easterly margin of a 15 foot alley; thence with the easterly margin of said alley, 10 feet to a point 53 feet northerly from the north margin of McClellan Avenue; thence easterly and parallel to McClellan Avenue, 199.72 feet to the beginning.

A certain tract or parcel of land lying in the 6th Civil District of Davidson County, Tennessee, and described as follows:

Beginning a t point in the westerly margin of the Nolensville Pike, said point being 142.65 feet northerly from the northerly margin of McClellan Avenue, and on a line with the northerly margin of Pettie and Baker's present store building; thence northerly with the westerly margin of said Nolensville Pike 19 1/2 feet to a point in G. W. Bridges' line; thence westerly with said Bridges' line, and parallel to the northerly margin of McClellan Avenue about 160 feet to the easterly margin of a right of way (which is 15 feet wide), 76 feet to a point 10 feet north of E. S. Hopper's north line; thence in a southeasterly direction, and parallel to Hooper's north line 35 1/2 feet to a point; thence with the northerly margin of Pettie & Baker's store building about 133 feet to the point of beginning.

Being the same property conveyed to B.D. Doubleday, Jr., by deed from Eulalia B. Scott, et al of record in Book 7041, page 885, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe E. Braswell (now deceased) and wife, Mary E. Braswell by Warranty Deed from, B.B. Doubleday, Jr. and wife, Josephine D. Doubleday of record in Book 7373, page 625, Register's Office for Davidson County, Tennessee. Joe E. Braswell died on November 27, 2001.

This is unimproved property known as: 3215-3217 Nolensville Road, Nashville, TN 37211

Witness my hand this the 28 day of July, 2015.

Mary E. Braswell

Mary E. Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Mary E. Braswell, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness our hands and official seal at Nashville, Tennessee, this the 28 day of July, 2015.

My Commission Expires:

3-7-2017

Martha C. Child
Notary Public



Mary E Braswell File
Quitclaim Deed
Documents