BILL GARRETT, Davidson County
Trans:T20150072842 DEEDQC
Recvd: 08/27/15 11:25 2 pgs
Fees:12.00 Taxes:0.00

20150827-0086856

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned,

Edward Allen Copeland,

("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Helen Frances Hill**, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 8 on the Plan of the subdivision of Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, Page 188, Register's Office for said County, described as follows: Beginning on the westerly margin of 23rd Avenue North at a point 100 fee south of the corner of Lots Nos. 8 and 9, said point being the southeast corner of the property conveyed to Rouil Hudgins and wife, by Deed from Sam Wolfe et. al., of record in Book 1320, Page 589, said Register's Office; thence with said Avenue southwardly 104.5 feet to the northerly margin of an unnamed 50 foot Street thence with said street westwardly 210 feet to the corner of Lots Nos. 8 and 17; thence with the line between said lots, northwardly, 107.5 feet more or less to a point 50 feet south of the southerly line of property conveyed to Ward W Hudgins and wife, by Deed from Martha Ella Edging, of record in Book 1195, Page 31, said Register's Office; thence eastwardly 60 feet to the southeast corner of said Rouil Hudgins property, and continuing in the same direction, with said Rouil Hudgins southerly line, 150 feet in all 210 feet to the beginning.

INCLUDED BUT EXCLUDED FROM THE ABOVE CONVEYANCE:

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

Part of a tract that fronts 104.5 feet on the west side of 23rd Avenue, North that was conveyed to us by Deed recorded in Book 1390, Page 534 R.O.D.C., Tennessee being described as the east 8.6 feet of that tract, and containing 898.7 square feet.

Being all or part of the same property conveyed to John C Streator and Helen H Streator by deed recorded Jun 11, 1949. John C Streator predeceased Helen H Streator leaving her as the remaining tenant by the entirety. Helen H Streator died testate. Her will was probated at Docket Number 02P1899 in the Circuit Court of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto ackuowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 21st day of **August, 2015.**

Edward Allen Copeland
Edward Allen Copeland

STATE OF FLORIDA

COUNTY OF Volusia

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward Allen Copeland** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and seal, this 21st day of August, 2015.

Notary Public

My commission expires: 7/25/17

ERIN R. HOAGLEN
Notary Public - State of Florida
My Comm. Expires Jul 25, 2017
Commiss.On # FF 039814

STATE OF TENNESSEE COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.00

Affiant

SUBSCRIBED AND SWORN before me this the 21st day of August 2015.

Notary Public

My Commission Expires:
7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 1521 23rd Avenue, Nashville, TN 37208
Tax Parcel No: 08114010500
Property Owner: Helen Frances Hill
Mail Tax Bill To: Property Owner At Owner's Address
Owner's Address: 2721 Combs Drive
Nashville, TN 37207