BILL GARRETT, Davidson County
Trans:T20150084862 DEEDQC
Recvd: 10/06/15 09:07 2 pgs
Fees:12.00 Taxes:0.00
20151006-0101492

THIS INSTRUMENT PREPARED BY:

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kelly Bonadies 1918 10th Avenue North Nashville, Tennessee 37208	New Owner	081-12-0-023-00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **ANTHONY B. COBB**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **KELLY BONADIES AND CHARLES A. WRIGHT**, hereinafter called the Grantees, their heirs, and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 213 on the Map of McGavock's Addition to the town of Nashville, as of record in Book 21, Page 23, Register's Office for said County, and described as follows:

BEGINNING at a point on the northeasterly margin of 10th Avenue North, at the western corner of Lot 214 on the Map of McGavock's Addition to the town of Nashville, as of record in Book 21, Page 23, said Register's Office; thence northwesterly along the northeasterly margin of 10th Avenue North 38 feet, more or less to the western corner (the "West Corner") of the property conveyed to Mary Frances T. Webb by deed recorded in Book 4632, page 794, Register's Office for Davidson County, Tennessee (the "Webb Property"), which West Corner marks the TRUE POINT OF BEGINNING; thence, continuing northwesterly along the northeasterly margin of 10th Avenue North a distance of 80 feet, more or less to the southerly margin of an alley (a/k/a Alley No. 503); thence easterly along the southern margin of said alley, a distance of 121 feet, more or less to a point at the northern-most corner of the Webb Property; thence, southwesterly along the northwest boundary of the Webb Property, a distance of 90 feet, more or less, to the TRUE POINT OF BEGINNING, being triangular in shape.

BEING all of the same property conveyed to Anthony B. Cobb by Warranty Deed dated October 13, 2006 from William Hildebrand, of record in Instrument No. 20061031-0134719, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1714 10th Avenue North, Nashville, Tennessee 37208.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered in an attempt to correct the historic description of the subject property, which appears to have been inaccurate.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of October, 2015.

Anthony B. Cobb

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony B. Cobb, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 2nd day of October, 2015.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 2nd day of October, 2015.

Notary Public
My commission expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

QCD.FRM