#32642

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue, Ste. 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32642-08-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00 Robert C Fesmire Affiant Subscribed and sworn to before me, this 20th day of November, 2015. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Davidson County DEEDQC
Recvd: 11/20/15 14:27 3 pgs
Fees:17.00 Taxes:0.00
20151120-0118066

QUITCLAIM DEED

Address New Owner: Fesmire Properties, LLC 105 Heady Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 129 08 0 084 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sylvia Dapena, unmarried** ("Grantor"), does hereby quitclaim, transfer and convey unto **Fesmire Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns of all her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is property known as 6200 Highway 100, Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2015.

Sylvia Dapena

Sylvia Dapena

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sylvia Dapena , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Being a Parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the West margin of Tennessee State Highway 100, and being the Northerly half of Lot 9 and being the Southerly quarter of Lot 10 of Block "C" on the Revised Plan of Highlands of Belle Meade No. 2, as evidenced in Plat Book 843, Page 018, being shown as Parcel 084.00 on Davidson County Tax Map 129-08, owned by Sylvia Dapena, as evidenced in Instrument number 20150429-0038108 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at an iron pin located on the West margin of Tennessee State Highway 100, said iron pin being the Northeast corner of Parcel 084.00, and said iron pin being the Southeast corner of Parcel 047.00, as shown on the Davidson County Tax Map 130-01, owned by H.M. & L. Company, LP, as evidenced in Deed Book 9484, Page 265 in the Register's Office for Davidson County, Tennessee (RODCT), thence:

1) With said margin, South 32 degrees 58 minutes 15 seconds West, a distance of 149.46 feet, to an iron pin, said iron pin being the Southeast corner of Parcel 084.00, and said iron pin being the Northeast corner of Parcel 085.00 as shown on the Davidson County Map 129-08, owned by CFR Investments, as evidenced in Deed Book 8068, Page 650, in the Registers Office for Davidson County, Tennessee (RODCT) thence;

2) Leaving said margin, and with a line common with Parcel 085.00, North 57 degrees 00 minutes 09 seconds West, a distance of 250.00 feet, to an iron pin, said iron pin being the Northwest corner of Parcel 085.00, and said iron pin being the Southwest corner of Parcel 084.00, and said iron pin being in the Easterly margin of the CSX Railroad right of way, thence;

3) With said margin of the CSX Railroad, North 32 degrees 58 minutes 15 seconds East, a distance of 149.46 feet, to an iron pin, said iron pin being the Northwest corner of Parcel 084.00, and said iron pin being the Southwest corner of Parcel 047.00, thence;

4) Leaving said margin, and with a line common to Parcel 047.00, South 57 degrees 00 minutes 09 seconds East, a distance of 250.00 to the BEGINNING, containing 0.8577 acres or 37,365 square feet, more or less, according to a survey by Jesse Walker, RLS, PE, dated November 16, 2015.

Being the same property conveyed to Bautista Dapena and wife, Carmen Dapena, by deed dated September 28, 1978 from Thomas R. Mathias of record in Book 5343, page 820, Register's Office for Davidson County, Tennessee. Carmen Dapena having since died on June 15, 2005. By Quitclaim Deed dated August 28, 2009 of record in Instrument No. 20090904-0083689, Register's Office for said County, Bautista Dapena conveyed subject property to Jeffrey W. Blackshear, Trustee for the express purpose of making a re-conveyance to create a tenancy by the entirety with right of survivorship. Jeff Blackshear, Trustee further conveyed subject property to Bautista Dapena and wife, Sylvia Dapena, as tenants by the entirety with right of survivorship. Bautista Dapena died on April 1, 2015 leaving Sylvia Dapena as surviving tenant by the entirety. See Affidavit of Heirship of record in Instrument No. 20150429-0038108.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

