Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd, STE 600
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20150110020 DEEDQC
Recvd: 12/30/15 11:49 2 pgs
Fees:12.00 Taxes:0.00
20151230-0131079

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

Subscribed and sworn to before me this 30th day of December, 2015.

Notary Public
My commission expires: 6/24/2016

D. WAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jenkins Development Company, LLC 5219 Illinois Avenue Nashville, TN 37209	SAME AS OWNER 5219 Illinois Avenue Nashville, TN 37209	091-11-0-412.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **B. J. Jenkins**, hereinafter referred to as Grantor, by these presents, do hereby quitclaim and convey all of her right, title and interest unto **Jenkins Development Company, LLC**, a Tennessee limited liability company in and to the following tract or parcel of land, to-wit:

Situated and lying in the 20th Council district of Davidson County, Tennessee and being the Western 25' of Lot 1 of the Plan of West Nashville No. 1 Portion of 53rd Avenue North, of record at Instrument No. 20150528-0048800, Registers Office for Davidson County, Tennessee, and being more fully described as follows:

Beginning at an Iron Rod Set in the Northern right of way of Illinois Avenue being an 80' total right of way; also being corner to Lot 1201 Plan of West Nashville No. 1 (Plat Book 57, Page 74); thence leaving Illinois Avenue and with Lot 1201 N 02°08'39" W a distance of 150.00' to an Iron Rod Set in the Southern right of way of Alley No. 1205 (25' r/w); thence leaving Lot 1201 and with said Alley N 87°51'21" E a distance of 25.00' to an Iron Rod Set; thence leaving said Alley on a new line S 02°08'39" E a distance of 150.00' to an Iron Rod Set in the Northern right of way of Illinois Avenue; thence with Illinois Avenue S 87°51'21" W a distance of 25.00' to the point of beginning having an area of 3750.0 square feet or
0.09 acres more or less

Being a portion of the same property conveyed to B. J. Jenkins by Quitclaim Deed from H. B. Adams and Lois A. Bland, June 20, 2015, recorded at Instrument Number 20150817-0082432, Registers office for Davidson County, Tennessee.

Further, Being a portion of the same property abandoned by the Metropolitan Government of Nashville and Davidson County, Tennessee, such abandonment is of record, July 8, 1975, of record in Book 4920, Page 917, Registers Office for Davidson County, Tennessee. Current Source of title, is a deed to Horace B. Adams and wife Martha E. Adams of record in Book 1579, Page 193, Register's Office for Davidson County, Tennessee. Martha E. Adams having since died on or about August 2, 1979, leaving Horace B. Adams sole tenant by the entirety. Horace B. Adams died testate August 3, 2001, and said property passed to his devisees, H. B. Adams, Jr. and Lois A. Bland, pursuant to his Last Will and Testament, of record as Instrument Number 20020603-0066621, Registers Office for Davidson County, Tennessee. Probate of the estate of Horace B. Adams was closed by order of the Seventh Circuit Court for Davidson County, Tennessee, on July 22, 2002.

This is improved property known as 5220 Illinois Avenue, Nashville, TN 37209

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

Witness our hands this 30th day of December, 2015.

B. J. Jenkins

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, B J Jenkins the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 30th day of December, 2015.

Notary Public

My commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE.