THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 15115805**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29 day of December, 2015. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20160000725 DEEDQC
Recvd: 01/05/16 10:43 2 pgs
Fees:12.00 Taxes:0.00
20160105-0000770

QUITCLAIM DEED

Address New Owner: Dennis Sagan and Jennifer Rasmussen-Sagan 3907 Trimble Road Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 13007010700

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dennis Robert Sagan, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Dennis Sagan and Jennifer Rasmussen-Sagan, husband and wife,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being parts of Lots No. 215, 216, 217, part of 9th Street (now dosed) and part of Brighton Avenue (now closed) on the plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said county, being Lot No. 6 and the Easterly 9.2 feet front and 4.8 feet rear of Lot No. 5 on the unrecorded plan of Fitzpatrick's Re-Subdivision of Lots No. 214, 215, 216, part of Lot No. 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Oaks Land Company's Subdivision, described according to a survey made by Z. J. Wilkinson, April 10, 1947, as follows:

Beginning on the Southerly margin of Trimble Road, at a point 263.4 feet East of the Northeastern corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, Page 573, said Register's Office, being 9.2 feet West of the corner of Lots No. 5 and 6 on said Fitzpatrick's unrecorded plan; thence with the Southerly

margin of said Road, Eastwardly 148 feet to the Northwest corner of the Wilk property; thence with said Wilk's Westerly line, Southwardly 334 feet to the Northeast corner of Lot No. 1; thence with the Northerly line of Lots No. 1 and 2, Westwardly 148 feet to the point 4.8 feet West of the corner of Lots No. 5 and 6; thence Northwardly 318.9 feet, more or less, to the beginning.

Being the same property conveyed to Dennis Robert Sagan, unmarried by Warranty Deed from Nathan W. Lyons and wife, Lauren Keri Lyons, recorded on the 5th day of June, 2013 in Instrument No. 20130605-0056668, in the Register's Office of Davidson County, Tennessee.

Dennis Sagan and Dennis Robert Sagan being one and the same person.

This is improved property known as 3907 Trimble Road Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2015.

Dennis Robert Sagan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis Robert Sagan** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of December 2015.

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: