BOX 10-B

BILL GARRETT, Davidson County
Trans:T20160001860 DEEDQC
Recvd: 01/08/16 11:01 2 pgs
Fees:12.00 Taxes:0.00

20160108-0002043

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Mark S Lundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2016.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK S. LUNDY, ET UX	**SAME**	**091-10-0-036.01**
(NAME) **4201 MURPHY ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARK S. LUNDY, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY BY THE ENTIRETY IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **MARK S. LUNDY AND JO ANN LUNDY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 70 feet of Lots Nos. 76 and 77 on the Plan of the Subdivision of Lots Nos. 39 and 49 of the B. F. Cockrill Farm, as of record in Book 332, page 41, Register's Office for Davidson County, Tennessee. Said parts of said lots front together 70 feet on the easterly margin of Ethel Street, and extend back between parallel lines, along the north margin of an alley, 100 feet to the westerly line of Lot No. 78 in the rear.

Being the same property conveyed to Billie D. Lundy, a life estate and the fee simple remainder interest to Mark S. Lundy from Larry Joe Luna, a/k/a Larry Luna, unmarried, by deed dated February 28, 2002, of record in Instrument No. 20020228-0025556, Register's Office for Davidson County, Tennessee. The said Billie D. Lundy, a/k/a Billie Dell Lundy, having since died on November 30, 2015.

This conveyance is subject to any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED.****

Unimproved ( )
This is improved(X) property, known as **5802 ETHEL STREET, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 8 day of January, 2016.

Mark S. Lundy
MARK S. LUNDY

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 **Mark S. Lundy**, 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 for the purposes therein contained.

Witness my hand and official seal at office this 8th of January, 2016.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public