BOX 10-B	STATE OF FLORIDA COUNTY OF Pinellas THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2016. Notary Public MY COMMISSION EXPIRES: May 8, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160005277 DEEDQC
Recvd: 01/20/16 12:46 2 pgs
Fees:12.00 Taxes:0.00
20160120-0005798

ELIZABETH KIRSCHNER
MY COMMISSION # EE 196932
EXPIRES: May 8, 2016
Bonded Thru Notary Public Underwriters

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
JOHN SINCLAIR-WHITELY	**SAME**	**092-15-0-111.00**
(NAME) **1645 PINELLAS BAYWAY #B-3**	(NAME)	
(ADDRESS) **TIERRA VERDE, FL 33715**	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MICHELE SINCLAIR-WHITELY, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **JOHN SINCLAIR-WHITELY,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Elliston Place, being the east one-half of Lot No. 1 on the Percy D. Maddin Subdivision of Lots 8, 9, 10, 15, 16, and 17, and the west one-half of Lots 11 and 18 of the Elliston Lands of record in Book 57, page 139, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a railroad spike in the northerly margin of Elliston Place, said spike being N 41 degrees 00'0''E, 131.00 from the easterly margin of Louise Avenue;

Thence, leaving said northerly line with the easterly line of property conveyed to B.E. Anthony, et al, by deed of record in Book 5031, page 163, Register's Office for Davidson County, Tennessee, N 31 degrees 41'56'' W, 148.86 feet to a point in the southerly margin of an alley;

Thence, with said southerly margin N 58 degrees 29'04'' E, 24.87 feet to a point;

Thence, with the westerly line of Lot No. 2, as shown on the plan of resubdivision of Lots 1, 2, and 3 of the Elliston Plan of record in Book 5200, page 250, Register's Office for Davidson County, Tennessee, S 31 degrees 41'56'' E, 141.03 feet to a railroad spike in the northerly margin of Elliston Place;

Thence with said northerly margin, S 41 degrees 00'00'' W, 26.05 feet to the point of beginning.

Being the same property conveyed to Michele Sinclair-Whitely by Howard C. Adams, by deed of record in Book 7506, page 252, Register's Office for Davidson County, Tennessee. Being further conveyed to Michele Sinclair-Whitely and John P. Whitely as Joint Tenants with Right of Survivorship, by deed of record in Book 11626, page 251-253, said Register's Office. Said deed having been rerecorded on August 12, 2004, of record in Instrument No. 20040812-0097302, said Register's Office, whereby the percent of interest of Michele Sinclair-Whitely was stated as 99%, and the percent of interest of John P. Sinclair-Whitely was stated as 1%. Being further conveyed to Michele Sinclair-Whitely and John Sinclair-Whitely, as Joint Tenants with Right of Survivorship, from Michele Sinclair-Whitely and John Sinclair-Whitely by Quitclaim Deed dated August 14, 2010 of record in Instrument No. 20100818-0065154, said Register's Office.

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 **2206 ELLISTON PLACE, NASHVILLE, TN 37203**
(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 13 day of January, 2016.

Michele Sinclair Whitely

MICHELE SINCLAIR-WHITELY

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michele Sinclair-Whitely**, 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 13 of January, 2016.

My commission expires: May 8, 2016

Elizabeth Kirschner
Notary Public

ELIZABETH KIRSCHNER
MY COMMISSION # EE 196932
EXPIRES: May 8, 2016
Bonded Thru Notary Public Underwriters

Witness

Thomas S Kerese

Thomas S. Kerese