THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 5th day of January, 2016. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Blaine Bonadies and Mary Brooke Bonadies 1606 Linden Ave Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 10416036300

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, **Blaine L. Bonadies, married**(hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Blaine L. Bonadies and Mary Brooke Bonadies, 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, Tennessee, being the West one-half of Lot No. 52 on the Map of Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the North side of Linden Avenue, and runs back between parallel lines, 169 feet to an alley.

Being the same property conveyed to Blaine L. Bonadies, unmarried by Warranty Deed from Louis Ward, III and Fannie Ward, recorded on the 11th day of June, 1997 in Deed Book 10489, Page 538, in the Register's Office of Davidson County, Tennessee.

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.

BILL GARRETT, Davidson County
Trans:T20160011191 DEEDQC
Recvd: 02/10/16 09:32 2 pgs
Fees:12.00 Taxes:0.00
20160210-0012710

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2016.

Blaine L. Bonadies

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Blaine L. Bonadies, the bargainors, 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 13th day of January, 2016.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018