BILL GARRETT, Davidson County
Trans:T20160015073 DEEDQC
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20160224-0017453

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14
G#4409-2

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Adrian F. Jacobs and Marilee Jacobs 718 Farrell Road Nashville, TN 37220	"New Owners"	06111024000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Adrian F. Jacobs, an un-remarried widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marilee Jacobs, as to a Five (5%) percent undivided interest**, hereinafter called the Grantee, her heirs and assigns, to be held as tenant in common with the said Grantor, a certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 and the westerly 13.2 feet of Lot No. 6 on the Plan of the Subdivision of a part of the Greenland Tract, as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 and the westerly part of Lot No. 6 front together 161.2 feet on the southerly side of Greenland Avenue, and run back from the center of said Avenue, 286.5 feet on the westerly line and 303-1/2 feet, more or less, on the easterly line to the southerly line of said Subdivision, measuring 162 feet thereon.

BEING the same property conveyed to Eli H. Jacobs, by Warranty Deed dated June 5th, 1964, from Christopher Benzenhafer, George Waldimir Benzenhafer, William Luther Benzenhafer, Rachel Rosina Burnett, Madeline Sophia Petty, Pauline Margaret Rust, Louise Wilhemina Jahn, Christine Holt, Emma Clara Hasting, and Alice Clare Schade, being all of the heirs at law of Emma Benzenhafer, of record in Book 3768, Page 212, Register's Office for Davidson County, Tennessee. And further conveyed to Eli H. Jacobs and wife, Adrian F. Jacobs, by Quitclaim Deed dated December 9th, 2009, from Eli H. Jacobs, married, of record in Instrument No. 20091221-0115977, said Register's Office. The said Eli H. Jacobs and wife, Adrian F. Jacobs, having conveyed a Twenty-Four (24%) percent undivided interest to Marilee Jacobs, by Quitclaim Deed dated December 14th, 2009, as to an Eight (8%) percent undivided interest, of record in Instrument No. 20091223-0116642; by Quitclaim Deed dated April 21st, 2010, as to an Eight (8%) percent undivided interest, of record in Instrument No. 20100422-0030293; and by Quitclaim Deed dated January 18th, 2011, as to an Eight (8%) percent undivided interest, of record in Instrument No. 20110119-0004997, Register's Office for Davidson County, Tennessee.

SAID remaining Seventy-One (71%) percent undivided interest is now vested in Adrian F. Jacobs, as surviving tenant by the entirety, the said Eli H. Jacobs died April 2, 2012.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

THIS is improved property, known as: 1104-A&B, 1106-A&B, and 1108-A&B Greenland Avenue, Nashville, TN 37216.

THIS conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of February, 2016.

Adrian F. Jacobs

Adrian F. Jacobs

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 Adrian F. Jacobs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2016.

My Commission Expires: _____

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 23rd day of February, 2016.

My Commission Expires: _____

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

KGJACOBS.QCD.WPD