ORIGINAL

BILL GARRETT, Davidson County
Trans:T20160015565 DEEDQC
Recvd: 02/25/16 12:10 2 pgs
Fees:12.00 Taxes:0.00
20160225-0018040

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**PARCEL ID NO:**
Martin A. Kooperman and Frank E. Mondelli, Sr. 603 Woodland St. Nashville, TN 37206	Same	P/O 82-15-174

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, We, **GEORGE J. DUZANE and wife, CELESTE T. DUZANE,** by these presents do hereby quitclaim and convey unto **MARTIN A. KOOPERMAN and FRANK E. MONDELLI, SR.,** and their heirs, successors and assigns, all our right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

BEING Lot 2, Resubdivision of Lot 30 and Part of Lot 29, Henry Blood's Addition, as of record in Book 8250, Page 500, Register's Office for Davidson County, Tennessee.

Easement for ingress and egress across the property being conveyed for the owners of adjoining Lot No. 1, of record in Book 9919, Page 436, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to George Duzane, Martin Kooperman and Frank Mondelli by deed from The Sole Heirs at Law of Elma F. Hillard, that being Mary Jane Hillard Jones, Richard Irving Hillard and Elizabeth H. Alley, and Irving R. Hillard, Surviving Tenant, dated January 29th, 1996 and of record in Book 9935, Page 623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This is improved property known as 603 Woodland Street, Nashville, Davidson County, Tennessee 37206.

Witness our hands this 24th day of Feb, 2016.

GEORGE J. DUZANE **CELESTE T. DUZANE**

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainers, **GEORGE J. DUZANE and wife, CELESTE T. DUZANE,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this 24 day of February, 2016.

ELIZABETH R PIERPAOLI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires October 23, 2018

NOTARY PUBLIC

My Commission Expires: 10-23-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $10.00.

FRANK E. MONDELLI, SR.

Sworn to and subscribed before me this
25th day of February, 2016.

NOTARY PUBLIC

BETTY JO BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: September 10, 2018