THIS INSTRUMENT PREPARED BY:
Ernest D. Bennett, III, Attorney
Bennett & Pressley, P. C.
2021 Richard Jones Road, Ste. 220,
Nashville, TN 37215

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of FEBRUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

OWNER ADDRESS:
Kelly A. Easter
1121 Granada Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Same as Owner

Parcel ID Number:
83-01-0-368

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JENNIFER K. FOSTER,** (hereinafter called the "Grantor"), for purpose of dissolving a tenancy in common with right of survivorship between myself and Grantee, by these presents do hereby grant, quitclaim and convey unto **KELLY A. EASTER** (hereinafter called the "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 and the easterly 12 feet of Lot 33, on the Plan of J.B. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor and Grantee herein by deed of record in Instrument No. 20080502-0045534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1121 Granada Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of February, 2016.

BILL GARRETT, Davidson County
Trans:T20160026527 DEEDQC
Recvd: 04/01/16 12:01 2 pgs
Fees:12.00 Taxes:0.00
20160401-0031064

JENNIFER K. FOSTER

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 **JENNIFER K. FOSTER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the foregoing instrument, and upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2016.

Commission Expires: July 8, 2019

Tracy L. Umeda
NOTARY PUBLIC

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0

Kelly Easter, Affiant

Subscribed and sworn before me this the 1st Day of April, 2016.

L. Chandler, Deputy Register

