THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160047124 DEEDQC
Recvd: 06/03/16 15:17 2 pgs
Fees:12.00 Taxes:0.00
20160603-0056369

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Gordon Gilbreath & Elizabeth Gilbreath 2601 Barton Ave. Nashville, TN 37212	New Owner(s)	083-09-0-481-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Emily Cothran, unmarried**, by these presents do hereby quitclaim and convey unto **Gordon Gilbreath and wife, Elizabeth Gilbreath**, his/her/their heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

A tract of Land as shown on Property Map 83-09, Assessor's Office, and lying on South 12th Street in Davidson County, Nashville, Tennessee. Bounded in general by South 12th Street on the East; Gordon Gilbreath and Richard E. McCoy III on the South; a 20' Alley on the West; Timothy E. Tanton on the North. Being Lots 43 and 44 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the west margin of South 12th Street (25' from the center) the southeast corner of Lot 45 of the Plan of East Edgefield, located N04°48'34"E 100.00 from an iron pin set at the west margin of South 12th Street and the north margin of Russell Street, thence leaving South 12th Street and with the north line of Lot 45, N85°18'58"W 125.00' to an iron pin set, the southeast corner of Richard E. McCoy III (Ref. Deed Book 9665, page 277, R.O.D.C.); thence continuing with McCoy's north line and Lot 45, N85°18'58"W 45.00' to an iron pin set on the east margin of an alley; thence leaving McCoy and with the east margin of said alley N04°48'34"E 100.00' to an existing iron pin/cap (Insignia "Volunteer"), the southeast corner of Timothy E. Tanton (Ref. Deed Book 11139, page 135, R.O.D.C.) and the southwest corner of Lot 42; thence leaving the alley and with Tanton's south line and Lot 42, S85°18'58"E 170.00' to an existing iron pin on the west margin of south 12th Street. Thence leaving Tanton and with the west margin of South Street S04°48'34"W 100.00' to the point of beginning, containing .039 acres, more or less, and being the Gordon Gilbreath and Elizabeth Gilbreath property as recorded in Instrument No. 0030923-0140106, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. No. 1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated May 6, 2004.

Being a part of the same property conveyed to Gordon Gilbreath and wife, Elizabeth Gilbreath, as to an undivided fifty (50%) percent interest and Emily Cothran, as to an undivided fifty (50%) percent interest by General Warranty deed from Gordon Gilbreath and wife, Elizabeth Gilbreath of record in Instrument No. 20060921-0117311 Register's Office for Davidson County, Tennessee, dated September 20, 2006 and recorded on September 21, 2006.

This is improved property also known as 122 South 12th Street, Nashville, TN 37206-2848.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27th day of May, 2016.

Affiant

My commission expires:
(Affix Seal)

Notary Public

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

IN WITNESS WHEREOF, the undersigned(s) has executed this Quitclaim Deed effective as of the 27th day of May, 2016.

Emily Cothran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emily Cothran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of May, 2016.

Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018