Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $0.00

David A. Scales
Affiant

Subscribed and sworn to before me, this 13 day of April, 2016.

Kayla R. Anderson
Notary Public
My commission expires: 11/2018

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Scales 4616 Setter Ct. Nashville, TN 37207	New Owner	Map & Parcel 092-03-0 073.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Mary Ann Scales**, by these presents, does hereby quitclaim and convey unto **David Scales,** hereinafter the Grantee, all her right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

1036 24th Avenue North, Nashville, TN
MAP & Parcel: 092-03-0 073.00
Book 8491 Page 195

SEE ATTACHED EXHIBIT "A"

This conveyance is made 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 known as 1036 24th Avenue North, Nashville, TN

BILL GARRETT, Davidson County
Trans:T20160053325 DEEDQC
Recvd: 06/22/16 15:49 2 pgs
Fees:12.00 Taxes:0.00
20160622-0063811

Witness my hand this 13 day of April, 2016.

Mary Ann Scales
Mary Ann Scales

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 **Mary Ann Scales**, 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 seal at Hendersonville, TN this 13 day of April, 2016.

Kayla R. Anderson
Notary Public
My commission expires: 11/20/18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

EXHIBIT A

Being a tract of land in the 12th Civil District, Davidson County, Tennessee, and being the southern part of lot #1 Eliza Law Subdivision as of record in deed book 843 page 33 R.O.D.C,.TN., and being more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way 24th Avenue North and being the southwest corner of a tract owned by Vivian Holiday as of record in instrument# 2007048-0046434 R.O.D.C., TN., THENCE: N 80 deg 00 min 00 sec E, 60.00' to a point in the line of Wale Tonga as of record in deed book 11096 page 750 R.O.D.C.,TN, THENCE: S 10 deg 00 min 00 sec E, 52.00' to a point, THENCE: S 80 deg 00 min 00 sec W, 60.00' to a pin (O) at right-of-way, THENCE: N 10 deg 00 min 00 sec W, 52.00' to the point of beginning containing 3120 square feet more or less as per a survey dated 5/26/2016.

BEING the same property conveyed to Mary Ann Scales by Final Decree Confirming Sale from The State of Tennessee in It's Own Behalf and For the Use and Benefit of the Metropolitan Government of Nashville and Davidson County, dated 11/21/91 and filed for record on 11/21/91 in Record Book 8491, Page 700, in Register's Office for Davidson County, Tennessee.