BILL GARRETT, Davidson County
Trans: T20160060934 DEEDQC
Recvd: 07/15/16 13:04 2 pgs
Fees: 12.00 Taxes: 0.00

20160715-0072979

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 14th day of July, 2016. Notary Public My Commission Expires:

SHARA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Barbara Johnson Irvine 515 Mount Vernon Highway NW Atlanta, GA 30327	Send Tax Bills To: New Owner	Tax Information: 117-08-0-085.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Vance Evelyn Irvine, now known as Vance Irvine McGuigan,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Barbara Johnson Irvine,** her heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Part of Lot 11, on the Map of the A.B. Montgomery Lands, as of record in Plat Book 1, Page 22, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the North margin of Stokes Lane, 486 feet, more or less, West of the westerly margin of Belmont Boulevard, at the Southwest corner of the property conveyed by deed in Book 1195, Page 118, Register's Office for said County: thence along the West line of the above property and along the West line of the property conveyed by deed in Book 1199, Page 533, said Register's Office, northerly in a broken line, in all 290 feet to the South margin of the Tennessee Central Railroad right of way; thence with the South line of the same, westerly 31.3 feet to the Northeast corner of the property conveyed to George M. Allen and wife, by deed of record in Book 1166, Page 375, said Register's Office; thence along Allen's East line, southerly in a broken line 290 feet more or less, to said Allen's Southeast corner in the North margin of Stokes Lane; thence with the margin of same, easterly 57 feet to the point of beginning.

Included in the above description but specifically excluded therefrom is the following tract:

Beginning at the point of intersection of the west boundary of this property and the south right of way of the Tennessee Central Railroad, said point being along the said right of way 279 feet eastwardly from the east margin of Brightwood Avenue; thence along the said right of way along a curve left having a radius of 2341.8 feet from 35.0 feet to a point; thence south 15 degrees 04 minutes west 83.8 feet to a point; thence

along the said west boundary; thence along the said west boundary to a point in the said west boundary; thence along the said west boundary north 18 degrees 33 minutes east 52.8 feet to a point thence north 22 degrees 47 minutes east 111.4 feet to the point of beginning.

Being the same property conveyed to Vance Evelyn Irvine by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20121025-0098039 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1612 Stokes Lane Nashville, TN 37215.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2016.

Vance Evelyn Irvine n/k/a Vance Irvine McGuigan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Vance Evelyn Irvine n/k/a Vance Irvine McGuigan, 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 office, this 14th day of July, 2016.

Notary Public

My Commission Expires: 9/11/17

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-17