This instrument was prepared by Patricia R. Young, Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, TN 37027

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Paula H. Mimms 400 Warioto Way, Unit 812 Ashland City, TN 37015 **Joshua G. Mimms** 1784 W. Northfield Blvd. Murfreesboro, TN 37129	Same	092-07-0-334.0

BILL GARRETT, Davidson County
Trans:T20160074152 DEEDQC
Recvd: 08/25/16 08:51 3 pgs
Fees:17.00 Taxes:0.00
20160825-0088864

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater is $0.00

AFFIANT

MELISSA LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES July 3, 2017

Personally appeared before me, sworn to and subscribed before me this 23rd day of August 2016.

NOTARY PUBLIC

My commission expires: 07-03-17

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, **Paula Mimms** (the "Grantor"), do hereby quitclaim and convey unto **Joshua G. Mimms** (the "Grantee"), his heirs and assigns, an undivided one-half (1/2) right, title and interest in and to the following described tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Tract 2

A parcel of land in Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, Inc. dated November 27, 1968, as follows:

Being part of the Augustus J. Warner Property, as of record in Book 57, page 41, Register's Office for said County, and a part of a 15-foot alley that was closed and vacated by City Ordinance No. 187 and property immediately west of said lot, described as follows:

Beginning at an iron pin at the northwesterly corner of 19th Avenue North and Milson Avenue, formerly Warner Street; thence with the northerly margin of said Avenue as follows; South 65 deg. 15' West 199.70 feet to an iron pin; South 61 deg. West 317.10 feet to an iron pin; thence with an off-set in said Avenue; South 29 deg. East 10 feet to a P.K. nail in the northerly margin of a 20-foot alley; thence with the

margin of said alley, South 61 deg. West 126 feet to a spike in pavement, the northeasterly corner of said alley and 20th Avenue North; thence along the margin of said Avenue, North 28 deg. 20' West 243.80 feet to an iron pin in the southerly right-of-way of the L & N Railroad; thence with the right-of-way of said Railroad, as follows: North 53 deg. 5Y East 298.65 feet to an iron pipe; North 53 deg. 14' East 172 feet to an iron pin; thence North 35 deg. 30' West 6.80 feet; thence North 53 deg. 20' East 186 feet to the westerly margin of 19th Avenue North; thence with the margin of said Avenue, South 31 deg. 38' East 136.90 feet and South 24 deg. 09' East 204 feet to the beginning, containing 4.21 acres, more or less.

Included in the above description but expressly excluded therefrom is the following:

Being Lot No. 1 as shown on the Subdivision of the Johnny-Reb Corporation Property, of record in Book 7900, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Tract 2 is also described as Lot No. 2 as shown on the Subdivision of the Johnny-Reb Corporation Property, of record in Book 7900, page 298, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Malcolm L. Mimms, Sr. from Donald R. Wolfe, Sr. dated August 8, 1994 by deed of record in Book 9431, page 263, Register's Office for Davidson County, Tennessee, and further conveyed by Malcolm M. Mimms, Sr. for the express purpose of creating a tenancy by the entirety interest into Malcolm L. Mimms, and wife, Paula Mimms, by Quitclaim Deed of record in Instrument No. 20130508-0046703, Register's Office for Davidson County, Tennessee, the said Malcolm L. Mimms having since died on August 12, 2015 [Rule No. 15P-1609 in the Seventh Circuit Court for Davidson County, Tennessee], vesting title in his surviving wife, Paula H. Mimms.

This is the same description as prior deed. Malcolm Mimms, Malcolm L. Mimms, and Malcolm L. Mimms, Sr. being one and the same person. Paula Mimms and Paula H. Mimms being one and the same person.

This Deed was prepared based upon information provided by Grantor and Grantee and no title search was conducted.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 627 19th Avenue North, Nashville, Tennessee, 37203 and also sometimes known as 1900 Warner Street, Nashville, Tennessee, 37203.

[Signatures follow on next page]

IN WITNESS WHEREOF, we have hereunto set our hands this 23rd day of August 2016.

GRANTORS:

PAULA H. MIMMS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Paula H. Mimms**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 23rd day of August 2016.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 05-23-18