NEW OWNER

Joseph E Lane
319 East Trinity Lane
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

Tressler & Associates, PLLC
212 N. Castle Heights Ave.
Lebanon, TN 37087

File No. 16-0465

SEND TAX BILLS TO:
New Owner

Map -Parcel 07107015200

**This instrument was prepared by information provided by the parties.
No Title Search was performed.**

BILL GARRETT, Davidson County
Trans:T20160076990 DEEDQC
Recvd: 09/02/16 08:08 2 pgs
Fees:12.00 Taxes:0.00
20160902-0092310

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIRST AMERICAN EXCHANGE CO., AS QUALIFIED INTERMEDIARY FOR JOSEPH E. LANE, UNMARRIED,** do hereby convey unto, **JOSEPH E. LANE, UNMARRIED,** their successors and assigns, forever equally, all of right, title and interest in and to the following tract or parcel of land, situate and lying in the Davidson County, Tennessee, bounded and described as follows, to-wit:

Being the Easterly half of Lot No. 11 on the Map of J.B. Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lot No. 11 fronts 50 feet on the Northerly side of Trinity Lane, Formerly Countess Avenue and runs back between parallel lines with the Westerly margin of Sultana Avenue 143 1/4 feet, more or less to an alley.

Less and Except a portion of property described in Book 8366, Page 499, as follows:

Permanent Right of Way: Beginning at a point on the Northerly Right-of-Way margin of Trinity Lane, said point being the intersection of the Existing Northerly Right-of-Way margin of Trinity Lane with the Westerly Right-of-Way margin of Sultana Avenue and being the Southeasterly corner of Larry V. Claud Property, proceed along the existing Northerly Trinity Lane Right-of-Way margin North 87 degrees 10' 31" West 28.99 feet to a point; thence, leaving the existing Northerly Right-of-Way in a Northerly direction with a curve to the left having a radius of 10.00 feet, a back tangent bearing of South 87

degrees 10' 31" East, and a length of 46.9 feet, to a point on the Westerly Right-of-Way Margin of Sultana Avenue; thence, along the Westerly Right-of-Way margin of Sultana Avenue South 4 degrees 47' 31" East 28.99 feet to the point of beginning. **

Total Permanent Right-of-Way containing 178 Square Feet, more or less.

This is IMPROVED property known as 319 E Trinity Lane, Nashville, TN 37207.

319E. E. Trinity Lane Nashville TN 37207

The preparer of this Deed makes no representation as to the description of or status of title to the property described herein. This Deed has been prepared solely from the information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

*Being the same property conveyed to Joseph E Lane by Warranty Deed from Equity Mortgage Inc of record in Instrument #20090304-0019201 dated March 2, 2009.

WITNESS SIGNATURE(S) this 5th day of **August, 2016**.

First American Exchange Co., as Qualified Intermediary for Joseph E. Lane

By: Sara J. Koivu
It's: Sr. Exchange Officer

STATE OF MINNISOTA
COUNTY OF Hennepin

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Sara J. Koivu, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged themselves to be the Sr. Exchange Officer of First American Exchange Co, as Qualified Intermediary for Joseph E. Lane, the within named barganor, and that Sara J. Koivu, acting in such capacity, and authorized to do so, executed the foregoing instrument in behalf of said Corporation for the purposes therein contained.

WITNESS my hand and official seal at office, this 5th day of **August, 2016**

Notary Public

MICHELLE CM ANDERSEN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2020

My commission expires:

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

Affiant

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed to before me, this the 10th day of **August 2016**.

Notary Public

MY COMMISSION EXPIRES:
My commission expires: September 10, 2018