THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 9th day of September, 2016* *Notary Public* *My commission expires: 6/22/2020* BRITTNEY R. MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-22-2020

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160080409 DEEDQC
Recvd: 09/14/16 09:28 2 pgs
Fees:12.00 Taxes:0.00
20160914-0096483

Name and Address of New Owner:
Charles Bernard Broschart and Kelly Ann Byrnes, Trustees
The Byrnes Broschart Living Trust
4013 Utah Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel**:
4013 Utah Avenue Nashville, TN 37209	103-4-369

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES B. BROSCHART AND KELLY A. BYRNES,** hereinafter called "**GRANTORS,**" hereby convey and quitclaim unto **THE BYRNES BROSCHART LIVING TRUST, CHARLES BERNARD BROSCHART AND KELLY ANN BYRNES, TRUSTEES**, hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, BEING THE WESTERLY 50 FEET OF LOT NO. 79 ON THE PLAN OF WEST END ANNEX, OF RECORD IN BOOK 332, PAGE 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Charles B. Broschart and Kelly A. Byrnes, husband and wife, from Lisa Inman, by Deed dated November 10, 2005 Instrument Number 20051114-0136784, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

WITNESS my hand this 9th day of September, 2016.

CHARLES B. BROSCHART

KELLY A. BYRNES

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Charles B. Broschart and Kelly A. Byrnes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY R. MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-22-2020

NOTARY PUBLIC