QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160082426 DEEDQC
Recvd: 09/20/16 14:00 2 pgs
Fees:12.00 Taxes:0.00
20160920-0098988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lindsay Clark (NAME)	**New Owner** (NAME)	
1228 Lillian St. (ADDRESS)	(ADDRESS)	**08313014300 &**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	**08313014301**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **LINDSAY A. CARLSON NKA LINDSAY A. CLARK, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **LINDSAY A. CLARK, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP & PARCEL NOS. FOR BOTH LOTS.

Map & Parcel No. 08313014300

Being the Easterly 41 feet of Lot No. 119 on the Map for East Edgefield Plan of lots of record in Book 21, Page 147 (previously incorrectly cited as Book 21, Page 117 in prior 3 conveyances), Register's Office for Davidson County, Tennessee. Beginning at an iron pin in the Southern margin of Lillian Street, said iron pin being located North 88 deg. West 436.6 feet from the Westerly margin of South 14th Street being the common corner of Lots 118 and 119 on the above plan; running thence with the common line of Lots 118 and 119, South 2 deg. West 170 feet to a point in the Northerly margin of and alley being the common corner of Lots Nos. 118 and 119; thence with the Northerly margin of said alley North 88 deg. West 41 feet to a point; thence North 2 deg. East 170 feet to an iron pin in the Southerly margin of Lillian Street; thence with the Southerly margin of Lillian Street North 88 deg. East 41 feet to the point of beginning. All in accordance with survey and plat by Hickerson E. Miller dated July 23, 1956.

Being the same property conveyed to Lindsay A. Carlson, unmarried by deed from Tennessee Regional Holdings, LLC of record in Document Number 20110907-0069126, Register's Office for Davidson County, Tennessee.

Map & Parcel No. 08313014301

Land in Davidson County, Tennessee, being the westerly 9 feet of Lot No. 118 and the easterly 41 feet of Lot 119 on the Map of East Edgefield Plan of Lots, of record in Plat Book 21, Page 147, Register's Office for said County.

Said parts of said Lots front 50 feet on the south side of Lillian Street or Avenue and run back between parallel lines 170 feet to an alley.

Included in the above description, but excluded from this conveyance, is the following property conveyed to J. R. Patterson and wife, Juanita Patterson, by Installment Deed recorded September 26, 1960 in Book 3133, Page 20, described as follows:

Land in Davidson County, Tennessee, being the easterly 41 feet of Lot No. 119 on the Map of Edgefield Plan of Lots, of record in Plat Book 21, Page 147, Register's Office for said County.

Beginning at an iron pin in the southern margin of Lillian Street, said iron pin being located North 88 deg. West 436.6 feet from the westerly margin of South 14th Street being the common corner of Lots 118 and 119 on the above plan; running thence with the common line of Lots 118 and 119, South 2 deg. West 170 feet to a point in the northerly margin of an alley being the common corner of Lots 118 and 119; thence with the northerly margin of said alley North 88 deg. West 41 feet to a point; thence North 2 deg. East 170 feet to an iron pin in the southerly margin of Lillian Street; thence with the southerly margin of Lillian Street North 88 deg. East 41 feet to the point of beginning. All in accordance with survey and plat by Hickerson E. Miller dated July 23, 1956.

Being the same property conveyed to the within name Grantor by Deed as of record in Instrument No. 20160920-0098987 **, Register's Office for Davidson County, Tennessee.**

Property known as **1228 Lillian St. & 0 Lillian St., Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 8th day of **September, 2016.**

Lindsay A Clark

Lindsay Clark (formerly known as Lindsay A. Carlson)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSAY CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212