THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160090845 DEEDQC
Recvd: 10/14/16 12:13 2 pgs
Fees:12.00 Taxes:0.00

20161014-0108937

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 11th day of October, 2016.

Notary Public

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Matthew Hoopes	New Owner	Map/Parcel:
1806 Eastland Avenue		83-6-370
Nashville, TN 37206		

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, DANIELLE HOOPES, unmarried (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to MATTHEW HOOPES, unmarried, his heirs and assigns, all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 5 and 8 in W.L. Horn's Spout Spring Addition, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, June 21, 1957, and being designated as Tract "A" thereon as follows:

Beginning at a point in the southerly margin of Eastland Avenue, the same being marked by an iron pin located 111 feet easterly from the easterly margin of North 17th Street, formerly Hughes Street; thence with the margin of the same, south 86 degrees 30' east 111 feet to an iron pin; thence south 3 degrees 45' west 305 feet to an iron pin; thence north 86 degrees 30' west 116 feet to an iron pin and fence corner; thence with an old established wire fence, north 4 degrees 45' east 305 feet to the point of the beginning.

Being the same property conveyed by Warranty Deed from Guisto Nardone, IV, unmarried to Matthew Hoopes and wife, Danielle Hoopes, as recorded on the 8th day of April, 2008 in Instrument No. 20080408-0035566, Register's Office for Davidson County, Tennessee.

This conveyance is made by Danielle Hoopes pursuant to the Final Decree of Divorce, Davidson County Eighth Circuit Court, Docket No. 10D-667, dated December 6, 2011, to convey all interests that she may have in the above-referenced real property to Matthew Hoopes. Further, this conveyance is made without the benefit of a title search and is subject to all restrictions, conditions, easements and any other matters of record, including all items set out on any applicable plan of record.

This is improved property known as: 1806 Eastland Avenue, Nashville, TN 37206.

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).

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 11th day of ~~August, 2016~~ OCTOBER 2016.

DANIELLE HOOPES

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 Danielle Hoopes, 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 11th day of ~~August, 2016~~ OCTOBER 11.

Notary Public

My Commission Expires: 09/11/2017

DAWN MARIE NEPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY