PREPARED BY AND RETURN TO:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

BILL GARRETT, Davidson County
Trans: T20160094341 DEEDQC
Recvd: 10/26/16 08:46 2 pgs
Fees: 12.00 Taxes: 0.00
20161026-0112898

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Coreen Newcomb

Subscribed and sworn before me, this the 17th day of October, 2016.

Notary Public: _____

My Commission Expires: _____

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires 03-15-2019

ADDRESS OF NEW OWNER:
Jonathan Mohan
Ashley Mohan
100 Allendale Drive
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
130-01-0-004.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JACQUELINE ELIZABETH WATKINS** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **JONATHAN MOHAN AND WIFE, ASHLEY MOHAN**, (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 IN WEST MEADE FARMS, SECTION 3, OF RECORD IN BOOK 1835, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT ON THE NORTH MARGIN OF ALLENDALE DRIVE, AT THE CORNER OF LOTS NOS. 36 AND 37; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHERLY 145 FEET TO A POINT; THENCE EASTERLY 109.9 FEET TO A POINT IN THE MARGIN OF HARDING ROAD; THENCE WITH THE MARGIN OF SAID ROAD SOUTHERLY 119.2 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A SOUTHEASTERLY DIRECTION 40 FEET TO A POINT IN THE MARGIN OF ALLENDALE DRIVE; THENCE WITH SAME WESTERLY 89.2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JACK R. SIMMONS AND WIFE, ELIZABETH A. SIMMONS, BY WARRANTY DEED FROM REMBERT B. WOODROOF AND WIFE, MARGRETTE D. WOODROOF, DATED JUNE 28, 1956, OF RECORD IN BOOK 2544, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JACK R. SIMMONS DIED, WHEREUPON ELIZABETH SIMMONS BECAME THE SOLE OWNER OF SAID PROPERTY AS THE SURVIVING TENANT. ELIZABETH A. SIMMONS DIED TESTATE ON MAY 30, 2010, AND DEVISED SAID PROPERTY TO JACQUELINE ELIZABETH WATKINS AND WAYNE ROSS SIMMONS (SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20100908-0071397, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). WAYNE ROSS SIMMONS CONVEYED HIS UNDIVIDED 1/2 INTEREST IN SAID PROPERTY TO JONATHAN MOHAN AND WIFE, ASHLEY MOHAN, BY QUITCLAIM DEED DATED MARCH 24, 2011, OF RECORD IN INSTRUMENT NO. 20110330-0024408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 100 Allendale Drive, Nashville, TN 37205.

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 17th day of October, 2016.

Jacqueline Elizabeth Watkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacqueline Elizabeth Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of October, 2016.

Notary Public

My Commission Expires: 