QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160097555 DEEDQC
Recvd: 11/03/16 14:21 4 pgs
Fees:22.00 Taxes:0.00
20161103-0116610

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
GEORGE H. THOMPSON, III, ATTORNEY
1326 ROSA L PARKS BLVD, NASHVILLE, TN 37208

Address of New Owner:	Send Tax Bills To:	Map-Parcel Nos.:
Farrah Dione Young 2621 Mesa Dr. Nashville, TN 37217	Farrah Dione Young 2621 Mesa Dr. Nashville, TN 37217	10601010900 10601010800 10601011900

FOR LOVE AND AFFECTION AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Carol Jenkins, GRANTOR, have this day bargained and sold by these presents do hereby quitclaim unto Farrah Dione Young (GRANTEE) her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Four Tracts of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

Being Lots No. 3 and 4 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of the Nance Lands as of record in Book 161, Page 95, Register's Office for said County, and more fully described as follows:

SAID Lots Nos. 3 and 4 front together 100 feet on the southerly side of Murfreesboro Pike, as widened and run back between parallel lines, 165 feet to an alley.

TRACT II:

BEING part of Lot No. 14 on the Plat of Minton's Subdivision of certain lots of the Nance Lands, or record in Book 161, Page 95, Register's Office for said County.

SAID part of said lot fronts 39.5 feet on the easterly side of Nance Lane (formerly Hales' Avenue) and runs back between lines, 214.8 feet on the northerly line and 198 feet, more or less, on the southerly line to a dead line in the rear, on which it measures 40 feet, more or less, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Nance Lane at a point five feet northwardly of the southwesterly corner of Lot 14 as shown on said recorded plat (being the northwesterly corner of the tract conveyed by Alice Cashion et vir, and J. Campbell Jenkins et ux to L.P. Gresham and wife, Martha Gresham, by deed dated May 7, 1952, of record in Book 2045, Page 469, Register's Office for said County) thence easterly 198 feet, more or less, to a point 18 feet northwardly from

the southerly line of Lot 14 (being a point in the westerly margin of the tract conveyed to Mercury Courts, Inc., by deed of record in Book 2044, Page 48, Register's Office for said County); thence northwardly with the Mercury Court, Inc., line 40 feet more or less, to the northerly line of Lot 14 as shown on said recorded plat; thence westwardly 214.8 feet to a point in the easterly margin of Nance Lane, being the northwesterly corner of Lot No. 14, as shown on said recorded plat; thence with the easterly margin of Nance Lane, southwardly 39.5 feet to the point of beginning.

TRACT III:

Being the westerly 25 feet of Lot No. 5 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

Said part of said Lot No. 5 fronts 25 feet on the South side of Murfreesboro Pike, as widened, by decree of record in Minute Book 56, Page 346 of the Second Circuit Court of said County, and runs back between lines 165 feet, more or less, to an alley.

TRACT IV:

BEING all that portion of Lot 2 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6, of the Nance Lands as of record in Book 161, Page 95, Register's Office for said County, except a strip along the front of said lot taken for the widening of Murfreesboro Pike, and in addition to said lot that portion of a 16 foot alley, now closed, lying immediately in the rear of said lot.

SAID property fronts-50-feet on the southerly side of Murfreesboro Pike, as widened, and runs back between parallel lines, 181 feet to a dead line on which it measures 50 feet.

BEING the same property conveyed to Bayview Loan Servicing, LLC A Delaware Limited Liability Company by deed dated November 2014 from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20141120-0107021, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

THIS IS improved PROPERTY KNOWN AS: 0 Nance Lane, Nashville, TN 37210
403 & 407 Murfreesboro Pike, TN 37210

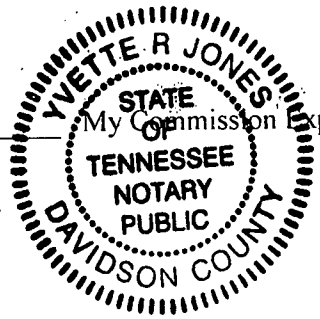
IN WITNESS WHEREOF, CAROL JENKINS (Grantor) has hereunto set my signature on the date indicated below.

CAROL JENKINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 5th day September, 2016, before me personally appeared **CAROL JENKINS,** 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.

Yvette R. Jones
NOTARY PUBLIC



My Commission Expires: 03/17/20

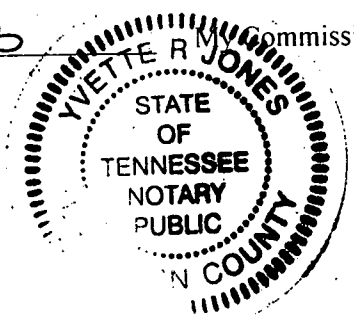
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is ($-0-) DOLLARS.

Sarah Young
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 6th day of September 2016.

Yvette R Jones
NOTARY PUBLIC



My Commission Expires: 3-17-2020

DERIVATION CLAUSE FOR THIS QUITCLAIM DEED

Being the same property conveyed to Carol Jenkins by Bayview Loan Servicing, LLC, a Delaware Limited Liability Company by deed dated September 18, 2015, of record in instrument number 20150923-0096588, Registers Office for Davidson County, Tennessee.

George H. Thompson, III