QUITCLAIM DEED

This instrument was prepared by:
Tiffani Leslie
1030 28th Ave N.
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20160098522 DEEDQC
Recvd: 11/07/16 14:08 3 pgs
Fees:17.00 Taxes:0.00
20161107-0117799

Name and address of the new owner (the GRANTEE):	Tiffani Leslie 1030 28th Ave N. Nashville, TN 37208
Tax map parcel number:	069 11 0 076.00
Mail tax bills to:	Tiffani Leslie 1030 28th Ave N. Nashville, TN 37208

IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **Robert Leslie and wife, Angela J. Leslie**, "GRANTOR", transfer, and convey to **Tiffani Leslie**, "GRANTEE", all of the rights, title and interest in a certain parcel or tract of land, "Real Property" described below:

Being a certain parcel or tract of land in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on Hydes Ferry Pike at the Southwest corner of the Richard and Elizabeth Green property thence N. 47 degrees W. 149 feet to a point; thence N. 62 degrees, 30 minutes E. 331.7 feet to a point; thence N. 65 degrees, 40 minutes E. 337 feet to a point adjoining the Church of God property; thence with the Church of God property S. 7 degrees, 20 minutes E. to a point; thence with the Church of God property S. 65 degrees, 40 minutes W., 370 feet to a point in the Richard and Elizabeth Green property; thence with Richard and Elizabeth Green property N. 47 degrees, W. 45 feet to a point; thence with the Richard and Elizabeth Green property S. 43 degrees, W. 200 feed to the point of beginning and containing 1.69 acres more or less according to a survey by Ernest Davis dated 12/9/1983.

By way of recital Sametta Akins received the property from the M.D. Kennedy Estate by will of record in Will Book 132, page 489 Office of Probate Court for Davidson County, Tennessee

Being the same Real Property conveyed to GRANTOR by deed of record as Instrument 00006755-0000225, Register's Office for Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

This is an improved property located at 4038 Ashland City Hwy. Nashville, TN 37218.

Taxes for the year 2016 are assumed by the GRANTEE.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements.

Witness my hand this 7th day of November, 2016.

KELSEY HENDRIXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR

GRANTOR

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 7th day of November, 2016, before me personally appeared Robert + Angela Leslie, the GRANTOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: May 6, 2019.

Oath of Consideration

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

GRANTEE

Sworn to and subscribed before me this 7th day of November, 2016

Notary Public

My commission expires: May 6, 2019.

KELSEY HENDRIXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY