QUITCLAIM DEED

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 28th DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

G-SWBC-16-2821-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maeve E. McConville and spouse, Rita M Pirkl	NEW OWNER	
(NAME)	(NAME)	**104 14 0 04100**
2110 Eastwood Avenue, Unit A and B	2821 A WOODLAWN DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAEVE E. MCCONVILLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAEVE E. MCCONVILLE AND SPOUSE, RITA M PIRKL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Two parcels of land in Davidson County, Tennessee, described as follows:

PARCEL 1: Being part of Lot Nos. 16 and 17 on the map of Sharondale Subdivision, of record in Book 332, Page 119, and being Lot No. 3 on an unrecorded map of W.T. Clark's Subdivision and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Surveyor, October 26th, 1947, as follows:

Beginning at a point in the southeasterly margin of Woodlawn Drive or Avenue at the corner of Lot Nos. 2 and 3; said point likewise being 120.3 feet southwest of the right-of-way line of the Tennessee Central Railroad as measured along the margin of Woodlawn Avenue, which is a slight curve; thence with the line between Lot Nos. 2 and 3 southeasterly 164 feet to a point; thence south 43 degrees 30 minutes west 55 feet to the corner of Lot Nos. 3 and 4; thence with the line between said lots, northwesterly 164 feet to the margin of Woodlawn Drive; thence with the margin of same, easterly around a slight curve, 60 feet to the beginning.

PARCEL 2: Being part of the easterly one-half of Lot No: 16 on the plan of Sharondale, as of record in Book 332, Page 119, Register's Office for said County, described as follows:

Beginning at the corner of Lot Nos. 15 and 16 and the southwesterly margin of Tennessee Central Railroad right-of-way; thence with the line between Lot Nos. 15 and 16, southwestwardly 155 feet; thence northwestwardly 75 feet, more or less; thence northeastwardly 157 feet, more or less, to the southwesterly margin of Tennessee Central Railroad right-of-way; thence with said right-of-way, southeastwardly 58 feet to the corner of Lot Nos. 15 and 16, the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4737, PAGE 341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 1: Beginning at the point of intersection of the south margin of Woodlawn Drive and the east boundary of this property; said point being westwardly 120.3 feet from the west right of way of the Tennessee Central Railroad; thence along the said east boundary south 35 degrees east 2.5 feet to a point; thence south 50 degrees 23 minutes west 59.7 feet to a point in the said south margin; thence along the said south margin north 48 degrees east 60.0 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20160105149 DEEDQC
Recvd: 11/30/16 09:06 2 pgs
Fees:12.00 Taxes:0.00
20161130-0125444

PARCEL 2: Beginning at a point in the east boundary described above, said point being south 35 degrees east 164.0 feet from the said south margin of Woodlawn Drive; thence north 48 degrees 30 minutes east 102.0 feet to a point in the west right of way described above; thence along the said west right of way southwardly along a curve left having a radius of 1482.4 feet for 60.0. feet to a point; thence south 43 degrees 30 minutes west 96.6 feet to a point; thence north 38 degrees 30 minutes west 67.7 feet to the point of beginning.

Being the same property conveyed to Maeve E. McConville by warranty deed from Carolyn Marie Ricketts, Executrix for the Estate of William E. Morgan of record in Book 11400, page 21, Register's Office for Davidson County, Tennessee, dated 03/23/1999 and recorded on 03/25/1999. Being the same property conveyed to Maeve E. McConville by quitclaim deed from Linda Morgan of record in Instrument No. 20030326-0039699 Register's Office for Davidson County, Tennessee, dated 03/17/2003 and recorded on 03/26/2003. Being the same property conveyed to Maeve E. McConville by quitclaim deed from Vivian Witherow of record in Instrument No. 20030326-0039698 Register's Office for Davidson County, Tennessee, dated 03/17/2003 and recorded on 03/26/2003. Being the same property conveyed to Maeve E. McConville by quitclaim deed from Carolyn Marie Ricketts of record in Instrument No. 20030326-0039697 Register's Office for Davidson County, Tennessee, dated 03/17/2003 and recorded on 03/26/2003. Being the same property conveyed to Maeve E. McConville by quitclaim deed from Lovetta Lynn McCord of record in Instrument No. 20030326-0039696 Register's Office for Davidson County, Tennessee, dated 03/17/2003 and recorded on 03/26/2003.

This is **improved** property known as: **2821 Woodlawn Drive Units A & B, Nashville, Tennessee 37205**.

Witness my/our hand(s) this the 28 day of November, 2016.

Maeve E. McConville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAEVE E. MCCONVILLE, the within named 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, this the 11th of November, 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, LLC
2012 21st Avenue South
Nashville, TN 37212