This instrument prepared by:
(And return to :)

Jeffrey M. Grissim,
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1222 17th Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20160107074 DEEDQC
Recvd: 12/06/16 11:12 3 pgs
Fees:17.00 Taxes:0.00
20161206-0127875

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
John Warner Tallman et ux 1728 N. Observatory Drive Nashville, TN 37215	SAME	11715008200

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Allison Tallman Hardwick, single person (the ("Grantor"), has bargained and sold, and by these presents does transfer and convey to John Warner Tallman and wife, Kyong-Hee Tallman ("Grantee"), their successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 1728 North Observatory Drive, Nashville, TN 37215 formerly known as 1701 North Observatory Drive, Nashville, TN 37215

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

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.

WITNESS my hands this 30th day of November, 2016.

Allison Tallman Hardwick
GRANTOR – Allison Tallman Hardwick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allison Tallman Hardwick**, 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 Nashville, Tennessee, this 30th day of November. 2016.

Notary Public

My Commission Expires:

_____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7. 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is

$ 0-00 .

Affiant

Subscribed and sworn before me this 30th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7. 2020

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT NO. 1: Being Lot No. 11 on the Plan of Green Hills Subdivision, as of record in Book 547, Page 128, Register's Office for said County.

Said Lot No. 11 fronts 100 feet on the northerly side of Observatory Drive and runs back 188.5 feet on the East line and 194 feet on the West line to a dead line, measuring 125 feet thereon.

TRACT NO. 2: Being parts of Lot Nos. 32 and 33 on the Map of Noel's Glen Echo Subdivision, not of record, described according to a copy of a survey by Z. J. Wilkerson, Surveyor, July 16, 1947, as follows:

Beginning at an iron pin in a stone wall at the south line of Lot No. 33, said point being the southwest corner of the property conveyed to Holt Bean by deed of record in Book 1454, Page 114, Register's Office for said County, thence north 3° 30' east 100 feet to a stake, the southeast corner of the property conveyed to Holt Bean and wife, by deed of record in Book 1509, Page 485, said Register's Office; thence north 86° 51' west, with Bean's southerly line, 180 feet to an iron pipe, Bean's southwest corner; thence south 3° 30' west 100 feet to a stake in the north line of a rock wall; thence south 86° 51' east, with said wall, 180 feet to the beginning.

Being the same property conveyed to Allison Tallman Hardwick, ½ undivided interest, and John Warner Tallman and wife, Kyong-Hee Tallman, as tenants in common, by deed from Allison Tallman Hardwick, single, of record in Instrument No. 20141208-0112297, dated December 3, 2014 and recorded December 8, 2014 and by Deed of Correction of record in Instrument No. 20161206-0127867, dated November 30, 2016, and recorded 12-6, 2016. Register's Office for Davidson County, Tennessee,

Being also known as 1728 North Observatory Drive, Nashville, Tennessee 37215