BILL GARRETT, Davidson County
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20161213-0130650

This Instrument
Prepared By:

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QUITCLAIM DEED
FOR PURPOSES OF CORRECTION OF LEGAL DESCRIPTION IN PRIOR DEEDS OF RECORD

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of correcting the legal description in prior deeds of record, **WADE DANIEL AND WIFE, PATRICIA A. DANIEL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WADE DANIEL AND WIFE, PATRICIA A. DANIEL**, hereinafter called the Grantees, their heirs and assigns a certain tract or parcel of land being the same property conveyed by Warranty Deed to WADE DANIEL AND WIFE, PATRICIA A. DANIEL, of record as Document No. 20131001-0103064 in the Register's Office for Davidson County, Tennessee and is further described as:

Tract 1:

A tract of land lying in the 24th Council District of Davidson County, Tennessee, generally located west of and adjacent to 54th Avenue North, south of Charlotte Pike, north and west of Nevada Avenue, and being a portion of the Wade and Patricia A. Daniel Property, of record in Instrument No. DB-20131001 010, and being more particularly described as follows:

Beginning at an angle iron in the westerly right of way of 54th Avenue North (50 foot right of way), being the front common corner of said Daniel property and the Dan and wife, Tina Reigle and Steven Reigle and Stacy Reigle property (Inst. No. QC-20141118 0106379), having Tennessee State Plane Coordinates (NAD83) of Northing 662060.09, Easting 1716609.28;

Thence, leaving said right of way and with the northerly line of said Reigle property South 78 degrees 35 minutes 58 seconds West for a distance of 200.00 feet to a new iron rod;

Thence, leaving the northerly line of said Reigle property and crossing said Daniel property on a new division line North 10 degrees 43 minutes 25 seconds West for a distance of 50.05 feet to a new iron rod in the common line between said Daniel property and the Spring Miller and husband, Edwin Rodriguez-Montenegro property (DB-20130405 0033909);

Thence with said common line North 78 degrees 35 minutes 58 seconds East for a distance of 200.00 feet to an iron rod (old) in concrete in the westerly right of way of said 54th Avenue North, being the front common corner of said Daniel property and said Miller property;

Thence leaving said Miller property and with said right of way South 10 degrees 43 minutes 25 seconds East for a distance of 50.05 feet to the beginning, and containing 10, 170 square feet or 0.233 acres, more or less.

This improved real property is known as 311 A 54th Avenue Nashville, Tennessee 37209.

Tract 2:

A tract of land lying in the 24th Council District of Davidson County, Tennessee, generally located west of and adjacent to 54th Avenue North, south of Charlotte Pike, north and west of Nevada Avenue, and being a portion of the Wade and Patricia A. Daniel Property, of record in Instrument No. DB-20131001 010, and being more particularly described as follows:

Commencing at an angle iron in the westerly right of way of 54th Avenue North (50 foot right of way), being the front common corner of said Daniel property and the Dan and wife, Tina Reigle and Steven Reigle and Stacy Reigle property (Inst. No. QC-20141118 0106379), having Tennessee State Plane Coordinates (NAD83) of Northing 662060.09, Easting 1716609.28;

Thence, leaving said right of way and with the northerly line of said Reigle property South 78 degrees 35 minutes 58 seconds West for a distance of 200.00 feet to a new iron rod and being the True Point of Beginning;

Thence, continuing with the northerly line of said Reigle property South 78 degrees 35 minutes 58 seconds West, passing a capped iron rod (old) stamped "Wamble" at 479.00 feet, for a total distance of 569.49 feet to a point in the centerline of Richland Creek;

Thence with said centerline North 10 degrees 43 minutes 25 seconds West for a distance of 50.05 feet to a point in said centerline, being the rear common corner of the Spring Miller and husband, Edwin Rodriguez-Montenegro property (DB-20130405 0033909) property and said Daniel property;

Thence leaving said centerline, and with said common line North 78 degrees 35 minutes 58 seconds East, passing a capped iron rod (old) stamped "Wamble" at 89.16 feet, for a total distance of 569.49 feet to an iron rod (new);

Thence leaving said Miller property on a new division line South 10 degrees 43 minutes 25 seconds East for a distance of 50.05 feet to the Point of Beginning, and containing 28,500 square feet or 0.654 acres, more or less.

Subject property is subject to covenants, easements, rights of way and restrictions of record and not of record.

This improved real property is known as 311 B 54th Avenue Nashville, Tennessee 37209.

Tract 1 and Tract 2 Collectively:

Being the same property conveyed by Warranty Deed to WADE DANIEL AND WIFE, PATRICIA A. DANIEL, of record as Document No. 20131001-0103064 in the Register's Office for Davidson County, Tennessee, dated and recorded on October 1, 2013.

IN WITNESS WHEREOF, we have hereunto set out hands on this 12th day of December, 2016.

WADE DANIEL

PATRICIA A. DANIEL

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Wade Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of December, 2016.

Notary Public

MEGHAN MCKENNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-07-2019

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Patricia A. Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of December, 2016.

Notary Public

MEGHAN MCKENNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-07-2019

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Wade and Patricia Daniel 311 54th Avenue Nashville, TN 37209	New Owner	Davidson County Tract 1: 091-14-0-227.00 Tract 2: 091-14-0-243.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 12th day of December, 2016.

Notary Public

My Commission Expires:

10-7-19

MEGHAN MCKENNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-07-2019