THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 16109657**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29 day of December, 2016. Notary Public My Commission Expires: 09-11-2017

QUITCLAIM DEED

Address New Owner: Ben Owenell and Christine Owenell 914A Bradford Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 105 130U 00100 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Ben Owenell, an married man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Ben Owenell and Christine Owenell, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, 914 Bradford Avenue Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140522-0044263, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Domonique Redmond and husband, Jason Redmond by Warranty Deed from Victoria H. Jobe, Widow, dated December 19, 2003, recorded January 7, 2004 in Instrument No. 20040107-0002557, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the property conveyed by Warranty Deed from Domonique Redmond and husband, Jason Redmond to William Smallman, dated February 19, 2014, recorded February 24, 2014 in Instrument No. 20140224-0015500, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170001867 DEEDQC
Recvd: 01/09/17 10:13 2 pgs
Fees:12.00 Taxes:0.00
20170109-0002132

Further being a portion of the same property conveyed by Quitclaim Deed from William H. Smallman to Magness Group, Inc., dated May 14, 2014, recorded May 22, 2014 in Instrument No. 20140522-0044262, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ben Owenell, an unmarried man by Warranty Deed from Magness Group, Inc., recorded on the 6th day of February, 2015 in Instrument No. 20150206-0011248, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 914A Bradford Avenue Nashville, TN 37204.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of December, 2016.

Ben Owenell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ben Owenell,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of December 2016.

Notary Public

My Commission Expires: 9/11/17

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9-11-2017