THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20170001964 DEEDQC
Recvd: 01/09/17 11:32 4 pgs
Fees:22.00 Taxes:0.00
20170109-0002238

NEW OWNER: Glenn Paschall Mailing address: 8836 Griffith Road Nashville, TN 37221	Send Tax Bill To: ***Same***	Map & Parcel: ***071 02 059.00***

Grantor: Julius Paschall

Grantee: Glenn Paschall

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of one ($1) dollar, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the ***Grantor, Julius Paschall*** ("Grantor")[1] by these presents does hereby quitclaim and convey solely to Glenn Paschall ("Grantee") any and all interest he has in the Exhibit A real estate known as 1211 Avondale Circle Nashville, TN with said Exhibit A incorporated herein by reference as if written verbatim.

Wherever singular is used it can mean the plural form. Wherever plural form is used, it can mean the singular.

[1] Doris Jean Paschall died in March of 2016. Therefore, her husband Julius A. Paschal, Sr., became the sole owner of the subject real estate.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10-12-16 *date.*

* Julius Paschall, Sr.

Julius Paschall

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 Julius Paschall a persons with whom that I am personally acquainted with and whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 10-12-16 date.

Kristin Gould

Notary Public

My Commission Expires: May 17, 2020

KRISTIN GOULD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MAY 17, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Transfer tax on this Transfer is exempt under the provisions of § 67- 4- 409 of the Tennessee Code Annotated and zero consideration was exchanged for this transaction. This transfer is for grantor's marital interest, if any, to be transferred all to Grantee.

AFFIANT

Sworn to and subscribed before me this 12 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: May 17, 2020

KRISTIN GOULD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MAY 17, 2020

Exhibit "A"

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Julius A. Paschall (NAME)	Same (NAME)	Map 71-02
1211 Avondale Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 59
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12 D
		MS

For and in consideration of the sum of ($10.00)

TEN AND NO/100 - **DOLLARS**

Cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further consideration of the assumption by the grantees and their agreement to pay the present outstanding indebtedness on the premises herein conveyed, and which indebtedness is secured by a deed of trust of record in Book 2940, page 227, Register's Office for Davidson County, Tennessee, we, Leonard Harris Adams and wife, Ann Elizabeth Adams

have bargained and sold, and by these presents do transfer and convey unto the said Julius A. Paschall and Wife, Doris Jean Paschall

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 12th, formally the 21st, Civil District of Davidson County, Tennessee, described partly according to a survey made by Z. J. Wilkinson, Surveyor, May 12, 1949, as follows:

Beginning on the sourtherly margin of Stratford Avenue at a point 500 feet west of the westerly margin of Hampton Avenue, being the northwest corner of the property conveyed to Vennie I. Pendleton by deed from Sperry McKeel Wright, of record in Book 2249, Page 313, Register's Office for said County; thence with the westerly line of said Pendleton property, southwardly 150 feet; thence westwardly and parallel with the southerly margin of Stratford Avenue 50 feet to the southeast corner of the property conveyed to Frank Z. Cripps and wife by deed from Sperry McKeel Wright, of record in Book 2272, Page 209, said Register's Office; thence with the easterly line of said Cripps property, northwardly 150 feet to the southerly margin of Stratford Avenue; thence with said Avenue, north 77 degrees east 50 feet to the beginning.

Being the same property conveyed to Leonard Harris Adams et ux by deed from James E. Cunningham et ux, recorded in Book 3619, page 421, RODC

This instrument was prepared by Thomas K. Sanders, 124 4th Avenue South, Nashville, Tennessee

This is improved ( ) Unimproved ( ) property, known as 1211 (House Number) Avondale Circle (Street) P. O. Address: Nashville, Tennessee (City or Town) 37207 (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns, forever; and we do covenant with the said **GRANTEES** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 12th day of April, 1966

Leonard Harris Adams
LEONARD HARRIS ADAMS

Ann Elizabeth Adams
ANN ELIZABETH ADAMS