BILL GARRETT, Davidson County
Trans:T20170015575 DEEDQC
Recvd: 02/22/17 10:11 6 pgs
Fees:32.00 Taxes:0.00
20170222-0017714

RECORD FIRST

QUITCLAIM DEED

MAIL RECORDED DEED TO:

BRYAN SLATE
2247 SMITH SPRINGS ROAD
NASHVILLE, TN 37217

OWNER (SEND TAX BILLS TO):

BRYAN SLATE
2247 SMITH SPRINGS ROAD
NASHVILLE, TN 37217

FOR NO CONSIDERATION PAID, FRANCES KEMP, a married woman, joined by her spouse, MICHAEL KEMP, and BRYAN SLATE, an unmarried man (together herein, "Grantor"), hereby bargains, sells, remises, releases, quit claims and conveys to BRYAN SLATE, an unmarried man (herein, "Grantee"), whose address is 2247 Smith Springs Road, Nashville, TN 37217, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2247 Smith Springs, Nashville, TN 37217

WITNESS my hand and seal this 18th day of January, 2017.

Charles Goodman, Sr

CHARLES GOODMAN, SR
NOTARY PUBLIC AT-LARGE
DAVIDSON COUNTY

PIN NO: 13500035300

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Frances Kemp
FRANCES KEMP

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, FRANCES KEMP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January, 2017.

[Affix Notary Seal]

CHARLES GOODMAN SR. NOTARY PUBLIC AT-LARGE DAVIDSON COUNTY

Charles Goodman Sr
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/6/17

GRANTOR:

Michael Kemp
MICHAEL KEMP

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MICHAEL KEMP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January, 2017.

[Affix Notary Seal]

CHARLES GOODMAN SR. NOTARY PUBLIC AT-LARGE DAVIDSON COUNTY

Charles Goodman Sr
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/6/17

GRANTOR:

Bryan Slate
BRYAN SLATE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BRYAN SLATE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January, 2017.

[Affix Notary Seal]

Charles Goodman Sr
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/6/17

CHARLES GOODMAN SR.
NOTARY PUBLIC AT-LARGE
DAVIDSON COUNTY

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is ~~Bryan Slate~~ BS $0.00

GRANTEE

Grantee signature Bryan Slate
BRYAN SLATE

Subscribed and sworn to under oath before me, this 18th day of January, 2017

Charles Goodman Sr
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/6/17

[Affix Notary Seal]

CHARLES GOODMAN, SR.
NOTARY PUBLIC AT-LARGE
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

BEING LOT #1 OF THE P.M. CORBET PROPERTY, NOT OF RECORD, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, SAID MONUMENT BEING THE COMMON FRONT CORNER OF LOTS 1 AND 2;

THENCE WITH A LINE BETWEEN SAID TWO LOTS, SOUTH 00 DEGREES 25' EAST 391.19 FEET TO AN IRON PIN BEING THE COMMON REAR CORNER OF LOTS 1 AND 2;

THENCE NORTH 87 DEGREES 15' WEST 69.97 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 25' WEST 391.74 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, SOUTHERLY 88 DEGREES 48' EAST 70.00 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCEPTING THEREFROM THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY GUNGOR ERYASA, OF RECORD IN BOOK 8353, PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD ON THE COMMON LINE OF ERYASA AND GEORGE W. JEWELL, SAID POINT BEING 19 FEET SOUTH OF CENTERLINE SURVEY STATION 41+54 AND PROCEEDING AS FOLLOWS:

1. SOUTHWARDLY WITH THE COMMON LINE OF ERYASA AND JEWELL A DISTANCE OF 6 FEET TO THE NEW RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD; THENCE:

2. WESTWARDLY WITH A LINE 25 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE AND A 3293.32 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 78 FEET TO A POINT ON THE COMMON LINE OF ERYASA AND DONALD W. STEPHENSON; THENCE:

3. NORTHWARDLY WITH THE LINE BETWEEN ERYASA AND STEPHENSON A DISTANCE OF 6 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD THAT IS 19 FEET SOUTH OF CENTERLINE SURVEY STATION 40+74; THENCE;

4. EASTWARDLY WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING, AND CONTAINING 470 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20111207-0095374 on December 7, 2011.

PIN NO: 13500035300

CONTINUED ON NEXT PAGE

EXHIBIT A continued

STREET ADDRESS:

2247 Smith Springs, Nashville, TN 37217

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.