This instrument prepared by:
Joseph L. Morrissey Jr.
111 Union St
Nashville, TN 37201-1301

BILL GARRETT, Davidson County
Trans:T20170032553 DEEDQC
Recvd: 04/18/17 14:01 3 pgs
Fees:17.00 Taxes:0.00
20170418-0037868

QUITCLAIM DEED

FROM: MOLLIE A. GASS
Grantor

TO: BENJAMIN E. SIMPSON, III
Grantee

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Benjamin E. Simpson, III 5308 Indiana Avenue Nashville, TN 37209	New Owner	091 11 0 413.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Mollie A. Gass
Affiant

Sworn to and subscribed before me, this 17th day of April, 2017.

Shelby Mathews
Notary Public

SHELBY MATHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/5/18

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned MOLLIE A. GASS (the "Grantor"), does hereby quitclaim, transfer and convey to BENJAMIN E. SIMPSON, III (the "Grantee"), all of her, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The address of the Property is 5308 Indiana Avenue, Nashville, TN

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 17th day of April, 2017.

Mollie A Gass

MOLLIE A. GASS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MOLLIE A. GASS, the within named 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 seal, at office in Nashville, Tennessee, this 17th day of April, 2017.

Shelby Mathews

Notary Public

My Commission Expires: 11/5/18

SHELBY MATHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1213, Block 176, on the No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin E. Simpson, III and Mollie A. Gass by Warranty Deed of record in Instrument No. 20160330-0030114, said Register's Office.