BILL GARRETT, Davidson County
Trans:T20170078943 DEEDQC
Recvd: 09/08/17 15:33 4 pgs
Fees:22.00 Taxes:0.00
20170908-0092682

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **File No. 17051878**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 7th day of September, 2017. Notary Public My Commission Expires:

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

QUITCLAIM DEED

Address New Owner: Vicki Ann Warren 3604 Richland Ave Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 11703001000

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, **Vicki A. Warren, individually,** (hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey unto **Vicki A. Warren, individually,** 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 Lots Nos. 13 and 14 on the plan showing the Subdivision of Lots 12, 13, 14 and 15 in the plan of Belair, of record at Book 547, Page 96, Register's Office for said county.

Being the same property conveyed by Executor's Deed from Vicki A. Warren, Executrix to Vicki A. Warren, individually as recorded on the 25th day of May, 2016 in Instrument No. 20160525-0052613; part of Affidavit of Heirship as recorded on the 25th day of July, 2007 in Instrument No. 20070725-0088534; Warranty Deed from Carl F. Crowley to Dorothy C. Crowley as recorded on the 19th day of May, 1976 in Deed Book 5026, Page 830; Quitclaim Deed from Dorothy C. Crowley, Trustee to Carl F. Crowley as recorded on the 7th day of August, 1974 in Deed Book 4841, Page 548 and Warranty Deed from Stanford Moore and Lowe Watkins, co-executors under the Will of John Howard Moore, deceased, and Stanford Moore individually to Dorothy C. Crowley, Trustee, as recorded on the 20th day of September, 1966 in Deed Book 4059, Page 183, in the Register's Office of Davidson County, Tennessee.

EASEMENT: the Grantor also conveys to the Grantee a Building Easement for ingress and egress described in the attached "Exhibit A."

The purpose of this Quitclaim Deed is to restore Lots 13 and 14 back to their original integrity as 50' lots shown in the Subdivision of Lots 12, 13, 14 and 15 in the Plan of Belair of record in Book 547, Page 96, in the Register's Office for Davidson County, Tennessee, AND assign two separate Tax Parcel Identification Numbers.

This is improved property known as 2805 27th Ave S Nashville, TN 37212.

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 7 day of 9, 2017.

V. Warren
Vicki A. Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Vicki A. Warren, the 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 official seal at office, this 7 day of Sept, 2017.

Katherine Vincent
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

"EXHIBIT A"

BUILDING EASEMENT
VICKI A. WARREN PROPERTY
PROPERTY MAP 117-03, PARCEL 010.00, DAVIDSON COUNTY, TENNESSEE
LEGAL DESCRIPTION

Property is a portion of Parcel 010.00 as shown on Davidson County Property Map 117-03; more particularly that portion of the existing house situated on Lot 14 that extends over onto Lot 13 as of record on the Map of Belaire in Book 547, Page 96, in the Register's Office of Davidson County, Tennessee; and more particularly described as follows:

Beginning at a point at the intersection of the eave line of the existing house and the common boundary of Lots 13 and 14 as shown on the Map of Belaire in Book 547, Page 96, in the Register's Office of Davidson County, Tennessee; said point being North 82 degrees 18 minutes 06 seconds West, a distance of 69.04 feet from an iron rod found at the southeast corner of said Lot 13 and the northeast corner of said Lot 14;

Thence, following the common boundary line of Lots 13 and 14, North 82 degrees 18 minutes 06 seconds West, a distance of 13.11 feet to the exterior eave line of the existing house;

Thence, leaving said common boundary and following the eave line North 06 degrees 59 minutes 52 seconds East, a distance of 2.79 feet to a point;

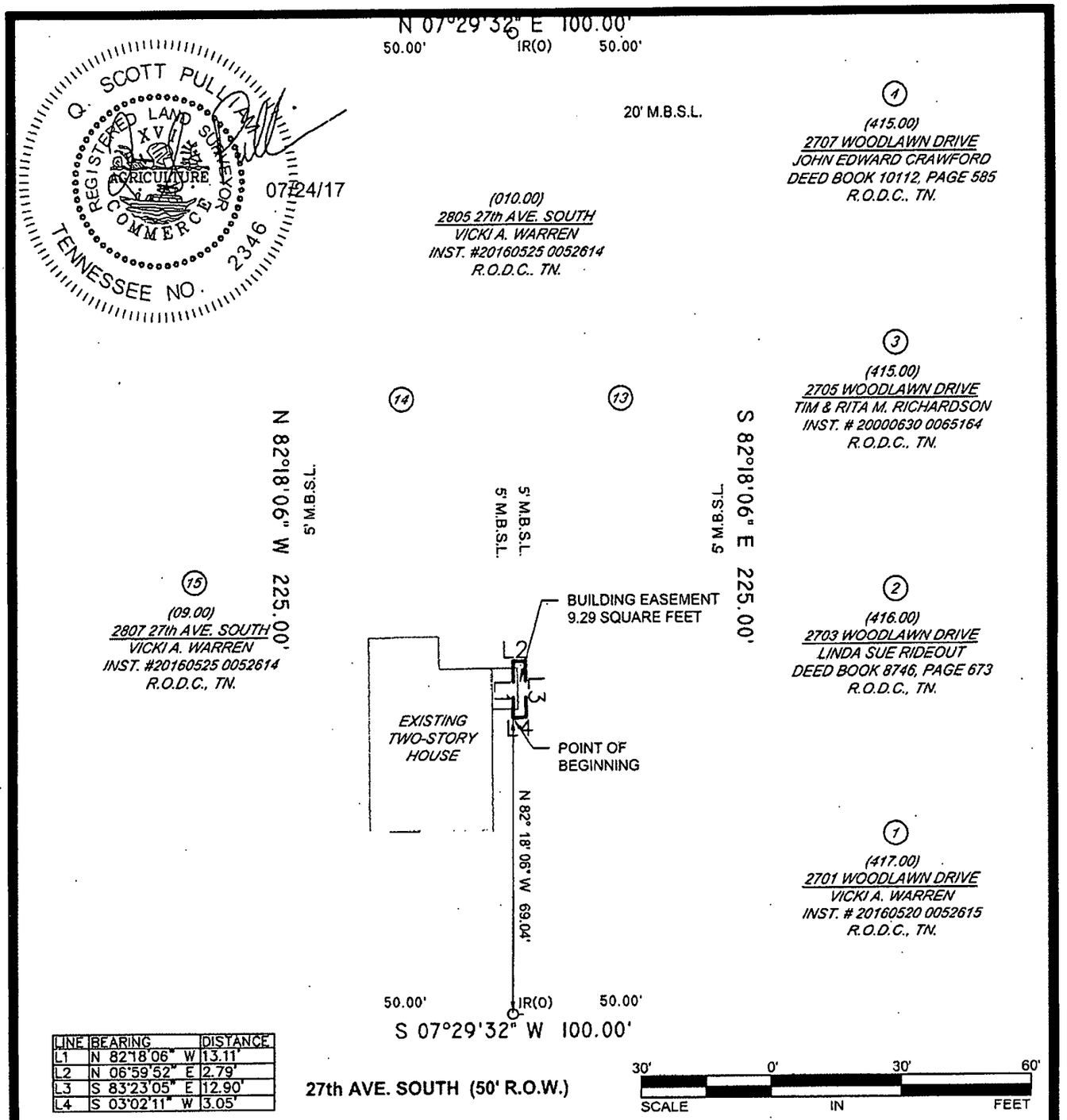
Thence continuing with the eave line, South 83 degrees 23 minutes 05 seconds 12.90 feet to a point;

Thence, continuing with the eave line, South 03 degrees 02 minutes 11 seconds West, a distance of 13.05 feet to the Point of Beginning.

Containing 9.29 square feet.

Being a portion of the same property conveyed to Vicki A. Warren as of record in Instrument Number 20160525 0052614 in the Register's Office of Davidson County, Tennessee.

"EXHIBIT A"



LINE	BEARING	DISTANCE
L1	N 82°18'06" W	13.11'
L2	N 06°59'52" E	2.79'
L3	S 83°23'05" E	12.90'
L4	S 03°02'11" W	3.05'

NOTES

1. PROPERTY SHOWN HEREON IS PARCEL (010.00) AS SHOWN ON METRO PROPERTY MAP 117-03.
2. PROPERTY IS SHOWN AS LOTS 13 & 14 ON THE PLAN OF BELAIRE, AS OF RECORD IN BOOK 547, PAGE 96, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
3. PROPERTY IS OWNED BY VICKI A. WARREN AS OF RECORD IN INSTRUMENT NO. 201605250052613, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
4. PROPERTY IS ZONED RS7.5.

NORTH

EASEMENT EXHIBIT

2805 27th AVE. SOUTH
PARCEL I.D.: 11703001000
EIGHTEENTH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Q. Scott Pulliam, RLS
4205 Hillsboro Pk., Ste. 300, Nashville, TN 37215
Telephone (615)207-2086 Fax (615)292-7870
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QSP