34005

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 34005**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 5th day of January, 2018. Notary Public My Commission Expires: 7-8-19

DEIDRA U. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: John T. Rochford 215 Belle Meade Blvd Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 07107023200 07107023300 07107023400 07111008100 07107024400 07108027100 07108027000

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, **DENNIS E. WOOD, a married person** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **JOHN T. ROCHFORD, a married person,** his heirs and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1801, 1711 and 1707 Meridian Street, 0 and 315 Edith Avenue, and 1808 and 1810 Lischey Avenue, Nashville, Tennessee, 37207.

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.

The subject property is not, nor has it ever been, the marital residence of Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2018.

Bill Garrett Davidson County
Batch# 45129 DEEDQC
01/05/2018 04:18:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180105-0001968

GRANTOR:

DENNIS E. WOOD

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 DENNIS E. WOOD, the bargainor, with whom I am personally acquainted (or 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 office, this 5th day of January, 2018.

Notary Public

My Commission Expires: 7-8-19

DEIRDRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of the Subdivision of Lot No. 6 of the William White Heirs Property, as of record in Book 332, page 78, said Register's Office, described as follows:

Beginning at an iron pin in the easterly margin of Meridian Street, extended being the northwest corner of said Lot No. 1; thence with the easterly margin of said Stret south 2 1/2 degrees west 177 feet to the corner of Lots Nos. 1 and 2: thence with the line between said two lots, south 89 degrees 23' east 831.7 feet to an iron pin; thence with the east line of said Lot No. 1, north 4 1/2 degrees east with a stone wall, 182 1/3 feet to an iron pin, the northeast corner of said lot; thence with the stone wall, north 89 1/2 degrees west 840 feet to the beginning, containing 3.44 acres, more or less.

Tract II:

Land in Davidson County, Tennessee, being a part of Lots Nos. 2 and 3 on the Map of the Subdivision of Lot No. 6 of William White Heirs Property, as of record in Book 332, page 78, said Register's Office, described as follows:

Beginning at a point on the easterly margin of Meridian Street, front corner of Lots 1 and 2; thence leaving said margin and running with the line between said lots eastwardly 462 feet to a point; thence southwardly 213 feet to a point; thence westwardly 140 feet to a point; thence northwardly 30 feet to a point; thence westwardly 70 feet to a point; thence northwardly 77 feet to a point; thence westwardly 250 feet to a point on the easterly margin of Meridian Street; thence running with the margin of said street northwardly 100 feet to the point of beginning, containing 1.63 acres, more or less.

Tract III:

Land in Davidson County, Tennessee, being Part of Lot No. 2 on the Map of Subdivision of Lot No. 6 of the William White Heirs Property, as of record in Book 332, page 78, Register's Office for said County, Described as follows:

Beginning on the easterly margin of Meridian Street at the northwest corner of the property conveyed to Charles R. Wood by deed from Tennie Meek of record in Book 1715, page 303, said Register's Office; thence with said Wood's northern boundary line easterly 160 feet to said Woods northeast corner; thence with said Wood's eastern boundary line southerly 27 feet to a point in the line between Lots Nos. 2 and 3 on said plan; thence with the line between said two lots easterly 90 feet; thence westerly 250 feet to the easterly margin of Meridian Street; thence with the same southerly 50 feet to the beginning.

Tract IV:

Parcel 1:

Land in Davidson County, Tennessee, being the westerly 55 feet of the easterly 355 feet of LotsNos. 2 and 3, on the Map of the Subdivision of Lot No. 6 of the William White Heirs Property, as of record in Book 332, page 78, said Register's Office, as follows:

EXHIBIT A
(Continued)

Said part of Lots 2 and 3, front 55 feet on the northerly side of Edith Street and runs back 360 2/3 feet, more or less, on the easterly line and 360 feet, more or less, on the westerly line to the southerly line of Lot No. 1, measuring 55 feet thereon.

Parcel 2:

Land in Davidson County, Tennessee, described according to a survey of various parcels of Trinity Heights of record in Book 332, page 78, said Register's Office, made by Z. J. Wilkinson, Surveyor, February 6, 1959 as follows:

Being seven feet wide on the northerly margin of line of Lot 2 running south at an angle 359.4 feet to naught, or zero, feet wide at an iron pin on the southerly line of Lot No. 3, or Edith Street. Said parcel of land in bounded by Thompson on east and Wright on west.

Being the same property conveyed to Dennis E. Wood by Installment Deed dated March 7, 1984 from Gilbert C. Wright and wife, Nannie J. Wright of record in Book 6244, page 672, Register's Office for Davidson County, Tennessee.

TOGETHER WITH A PERMANENT EASEMENT for ingress and egress as more fully described in instrument of record in Book 7726, page 793, Register's Office for Davidson County, Tennessee. (Tract I)

Tract V:

Land in Davidson County, Tennessee, being the northerly part of the westerly 100 feet of the easterly 300 feet of Lots Nos. 2 and 3 on the Map of the Subdivision of Lot No. 6 on the William White Heirs Property, as of record in Book 332, page 78, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Raymond E. Binkley, dated October 31, 1981, as follows:

Beginning at a point in the northerly margin of Edith Street, said point being the southwesterly corner of property deeded to Nancy Clinard, of record in Book 5772, page 695, Register's Office for Davidson County, Tennessee; thence with said property line, North 7 degrees 38' East 188.60 feet to the point of beginning; thence North 7 degrees 38' East 172.07 feet to a point; thence South 86 degrees 16' East 100 feet to a point; thence South 7 degrees 38' West 173.40 feet to a point; thence North 85degrees 30' West 100 feet to the point of beginning.

TOGETHER WITH a 16 foot easement along the westerly line of the remaining property of Nancy J. Clinard, for the purposes of ingress and egress from and to Edith Street, and for the installation, use, and maintenance of all utility lines, services, facilities and equipment, including but not exclusively water, sanitary sewer and storm drainage, electrical, gas, telephone and cable television, the said easements being more particularly described as follows:

A part of the westerly 100 feet of the easterly 300 feet of Lots Nos. 2 and 3 on the Map of the Subdivision of Lot No. 6 on the William White Heirs Property, as of record in Book 332, page 78, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Edith Street, said point being the southwesterly corner of property deeded to Nancy Clinard, of record in Book 5772, page 695, Register's Office for Davidson County, Tennessee; thence with said property line, North 7 degrees 38' East 188.60 feet to a point; thence South 85 degrees 30 ' East 16 feet to a point; thence South 7 degrees 38' West 188.60 feet to a point in the northerly

EXHIBIT A
(Continued)

margin of Edith Street; thence along said margin North 85 degrees 30' West 16 feet to the point of beginning.

Being the same property conveyed to Dennis E. Wood and wife, Gail C. Wood by deed dated November 13, 1981 from Nancy J. Clinard and husband, Ernest C. Clinard of record in Book 5820, page 467, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 7, 1985, of record in Book 6766, page 884, Register's Office for Davidson County, Tennessee, Gail C. Wood, unmarried conveyed her interest in subject property to Dennis E. Wood.

Tract VI:

Parcel 1:

Land in Davidson County, Tennessee, described as follows, to wit:

Being the northerly part of Lot Number 2 on the Plan of the Ogden Property as of record in Plan Book No. 1, pages 115 and 133, Chancery Court at Nashville, and described as follows:

Beginning in the center of Lischey Avenue at the corner of Lots Numbers 2 and 3, being opposite the south line of an alley shown on the Plan of I. W. Crutcher Trustee's Subdivision of said Lot Number 3, called Trinity Heights, as of record in Book No. 332, page 4, of the Register's Office for Davidson County, Tennessee; thence South 89 1/2 degrees West with the south margin of said alley, 486 feet to the N.W. corner of said Lot Number 2; thence with the west line of said lot, southerly 100 feet; thence parallel with the first line easterly 486 feet to the center of Lischey Avenue; thence with the center of said Avenue, northerly 100 feet to the beginning.

Parcel 2:

Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Ogden Property, as of record in Plan Book 1, pages 115 and 133, of the Chancery Court at Nashville, and described according to a survey made by S. R. Sanford, Jr., Surveyor, November 11, 1944, as follows:

Beginning at a point in the center of Lischey Avenue 494 feet north of a point opposite the center of Edith Avenue as shown on the plan of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for said county, said point being the southeast corner of the lot conveyed to M.L. Werbach by deed from Wesley Huff, of record in Book 596, page 412, said Register's Office; thence with said Werbach's southerly line, North 89 degrees 27' West 486 feet; thence south 4.5 degrees West 100 feet; thence South 89 degrees 27' East 486 feet to a point in the center of Lischey Avenue, thence with the same North 5 degrees 35' East 100 feet to the beginning.

Included within the above described Trqacts but excluded from this conveyance is that portion of both tracts lying within the right-of-way of Lischey Avenue, a public street.

Being the same property conveyed to Dennis E. Wood by deed dated January 17, 1989 from Nannie J. Temple Wright, unmarried of record in Book 8460, page 882, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

