Bill Garrett Davidson County
Batch# 59576 DEEDQC
02/15/2018 02:56:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180215-0015027

PREPARED BY MURPHY GOODMAN
948 BATTLEFIELD DRIVE, #B
NASHVILLE, TN 37204

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Murphy and Sonya Bernice Goodman ("Grantors"), hereby sell (s) remise (s), release (s), convey (s), and quit claim (s) unto Murphy & Sonya Family Trust, all of their rights, title, and interests in the following described real property to wit:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Book 11637, Page 749 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 31st day of July 2017.

Murphy Goodman

Sonya Bernice Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county ,Murphy Goodman and Sonya Bernice Goodman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.10.2018

KANDACE R. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 31st day of July 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.10.2018

KANDACE R. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: 1607- 24th Avenue, Nashville, TN 37208
TAX PARCEL NO.: 08114008400
PROPERTY OWNER: Murphy & Sonya Family Trust
OWNER'S ADDRESS: 948-B Battlefield Drive, Nashville, TN 37204
MAIL TAX BILLS TO: Owner at Owner's Address

1607 24TH AVE

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HOME RENTAL REHABILITATION PROGRAM
DEED OF TRUST

THIS DEED OF TRUST is made this 5th day of December, 2000, by and between **Murphy Goodman and wife, Sonya Bernice Goodman**, the grantor(s), and hereafter, the **BORROWER**, and **GERALD F. NICELY** of Nashville, Tennessee, Trustee, and the beneficiary, the **METROPOLITAN DEVELOPMENT & HOUSING AGENCY** hereafter, the **LENDER**.

WITNESS: That for and in consideration of the sum of one dollar and other valuable considerations, cash in hand paid before the unsealing and delivery of the Deed of Trust, receipt of which is hereby acknowledged, the **BORROWER** does hereby grant, convey and warrant title to the **LENDER** the following described real property:

Davidson County DOT
Recvd: 12/08/00 15:14 6pgs
Fees:26.00 Taxes:0.00
[redacted]
20001208-0121436

1607 24th Avenue North, Nashville, Tennnessee

Land in Davidson County, Tennessee being part of Lot No. 18 on the Plan of Georgia Industrial Realty Company's North Nashville, Property, as of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 24th Avenue North, 150 feet north of the corner of Lots Nos. 6 and 18, being the northeast corner of the property conveyed to I. N. Hazelwood and wife, by deed from Albert Burch and wife, of record in Book 620, page 549, said Register's Office; thence with the westerly margin of said Avenue northwardly 50 feet; thence westwardly 150 feet; thence southwardly 50 feet to Hazelwood's northwest corner; thence with his northerly line eastwardly 150 feet to the beginning.

Being the same property conveyed to Murph Goodman by deed from Spenser's Notions, Inc., a Texas corporation, of record in Book 11637, page 749, said Register's Office.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $-0-; EXEMPT TRANSACTION, GOVERNMENTAL AGENCY IS HOLDER OF INDEBTEDNESS.

TOGETHER, with all appurtenances thereto and all the estate and rights of the **BORROWER** in and to such **PROPERTY** or in anywise appertaining thereto, all buildings and other structures now or hereafter thereon erected or installed, and all fixtures and articles or personal property now or hereafter attached to, or used in, or in the operation of, any such land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing, bathroom lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and fixtures, and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such land, buildings or structures in any manner.

This conveyance of the said **PROPERTY** is made **IN TRUST** to secure: (1) the reasonable costs and expenses incident to this trust; (2) the payment and observance of a certain promissory note of even date herewith, for the principal sum of **TEN THOUSAND AND 00/100 ($10,000.00) DOLLARS**, payable to the **LENDER**, and (3) the **BORROWER'S** compliance with the terms and conditions of said Home Rental Rehabilitation Program note.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands subject to encumbrances of record.