THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Suite 203A** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 20th day of April, 2018. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 85594 DEEDQC
04/27/2018 09:25:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180427-0039701

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner: Benjamin J. Biehl 212 Wheeler Avenue Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 133-07-0-055.00

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 **Dana R. Galbreath, an unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Benjamin J. Biehl, an unmarried man** 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:

Being part of Lot 38 on the Plan of Hinchey Petway property, as of record in Minute Book "I", Page 442, Chancery Court, at Nashville, as described as follows: Beginning in the center of Wheeler Avenue at a point 8 feet 8 inches West of the Southeast corner of said Lot No. 38 being the Southwest corner of the property conveyed to Ernest V. Keith and wife by deed from J.D. Quarles and wife of record in Book 620, Page 775, Register's Office for said County; thence with the Westerly line of said Keith property, Northwardly 319 feet; thence Westwardly 60 feet; thence South 2 degrees 15' West 319 feet to the center of Wheeler Avenue; thence with the center of said Avenue, Eastwardly 60 feet to the beginning.

Being the same property conveyed by Warranty Deed from Roger D. Biehl and wife, Debra Biehl, husband and wife to Benjamin J. Biehl, an unmarried man, and Dana R. Galbreath, an unmarried woman, tenants in common with rights of survivorship as recorded on the 18th day of April, 2017 in Instrument No. 20170418-0037801 and Warranty Deed from Robert T. Martin and wife, Ramona L. Martin to Roger D. Biehl and wife, Debra Biehl as recorded on the 27th day of October, 1998 in Deed Book 11171, Page 196, in the Register's Office of Davidson County, Tennessee.

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 2018 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 20th day of April, 2018.

Dana R. Galbreath,

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 Dana R. Galbreath, , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of April, 2018.

Notary Public

