Bill Garrett Davidson County
Batch# 97303 DEEDQC
05/29/2018 08:50:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180529-0050671

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *Purpose of deed is for Lola K. Dale to convey any interest she may have in the subject property as a result of erroneous legal descriptions in prior conveyances.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 25 day of May, 2018. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: 1700 8th Avenue, LLC 1700 8th Ave S. Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: 105-06-200.00

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, **Lola K. Dale, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **1700 8th Avenue, LLC, a Tennessee limited liability company,** its heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot Nos. 6, 7, 8, 9, and a strip 30 feet wide adjoining said Lot Nos. 8 and 9 on the Plan of W. H. Mathews Subdivision of Lot Nos. 6, 7, 8 and 9 Waverly Plan, as of record in Book 161, Page 48, Register's Office for said County, described together as follows:

Beginning on the Easterly margin of 8th Avenue, South, formerly Spruce Street, at a point 175 feet North of the Northerly margin of Argyle Avenue, said point being the Northeast corner of 8th Avenue, South and an alley; thence with the Northerly margin of said alley, Eastwardly 307.5 feet to the Westerly line of Lot No. 38 in Waverly Land Company's Plan; thence with said line Northwardly 110 feet to a point opposite the Northeast corner of said Lot No. 9; thence Westwardly 30 feet to the Northeast corner of Lot No. 9; and continuing in the same direction 286.6 feet, in all 316.6 feet, to the Easterly margin of 8th Avenue, South; thence the margin of the same, Southwardly 110 feet to the beginning

Being part of the same property conveyed by Quitclaim Deed from Albert J. Dale to Lola K. Dale, as recorded on the 1st day of December, 1988 in Deed Book 7717, Page 602; in the Register's Office of Davidson County, Tennessee.

Quitclaim Deeds of record in Instrument Nos. 20061108-0139117, 20100803-0061060 and 20140424-0034730 contained erroneous legal descriptions.

Durable POA of record in Instrument No. 20180405-0032118, in the Register's Office of Davidson County, Tennessee. Katherine L. Dale and Lola K. Dale being one and the same person.

This is improved property known as 1700 8th Avenue South Nashville, TN 37203.

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 25 day of May, 2018.

Lola K. Dale AKA Katherine L. Dale

By Albert J. Dale, III, Attorney-in-Fact

Lola K. Dale also known as Katherine L. Dale
By: Albert J. Dale, III, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert J. Dale, III, 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, and who further acknowledged that he is the Attorney-in-Fact for Lola K. Dale AKA Katherine L. Dale and that he is authorized by Lola K. Dale AKA Katherine L. Dale to execute this instrument on their behalf.

WITNESS my hand, at office, this 25 day of May, 2018.

Notary Public

My Commission Expires: _____

SHARA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021