RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 103499 DEEDQC
06/12/2018 12:55:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180612-0056415

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Chase Rudd
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JUNE, 2018.

Leslie Garside
NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Mayes, *et ux.* 169 McCall St. Nashville, TN 37211	Same as New Owner	132-02-0-357.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **LOFTON W. MAYES, JR., and wife, ROSE MARIE MAYES**, hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **JASON MAYES, and wife, JAMIE MAYES**, their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land situated in the 16th Council District of Davidson County, Tennessee, being a portion of the lands conveyed by Warranty Deed to Samuel Alton Ferguson & wife, Thelma G. Ferguson, and Mrs. Sadie F. Nasworthy, of record in Deed Book 3570, Page 391 in the Register's Office for Davidson County (R.O.D.C., TN), also being a part of Lot Number 31 on the Plan of Hinchey Petway's Plan of Lots, of record in Minute Book 1, Page 442, in the Chancery Court of Davidson County, and is more particularly described as follows:

Commencing at a 1" steel pin found along the southerly margin of McCall Street, said pin being the north easterly corner of a Reserve Parcel on the Plan of McCall Park, thence easterly 50.14 feet to a 1" steel pin, said corner being the north westerly corner of the herein described land and the point of beginning:
Thence continuing along said margin, South 82 degrees, 23 minutes, 10 seconds East, a distance of 100.20 feet to a 1" steel pin;

Thence leaving said margin and with the line of Ferguson, of record in Deed Book 2590, page 345, R.O.D.C., TN, South 06 degrees, 01 minutes, 19 seconds West, a distance of 223.35 feet to a capped iron rod set;

Thence continuing with Ferguson, North 83 degrees, 37 minutes, 56 seconds West, a distance of 24.90 feet to a concrete monument, said monument being the northeasterly corner of Lot 15 of Patterson Gardens, of record in Plat Book 2083, Page 114, R.O.D.C., TN and as conveyed to Haraway in Deed Book 7866, Page 215, R.O.D.C., TN;

Thence with the lot line, North 83 degrees, 24 minutes 29 seconds West, a distance of 75.22 feet to a capped iron rod set;

Thence leaving said lot line and with the line of Mayes, Jr., of record in Deed Book 8553, Page 958, R.O.D.C., TN, North 06 degrees, 00 minutes, 37 seconds East, a distance of 225.23 feet to the point of beginning, having an area of 22,464.7 square feet, 0.52 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on December 7, 2016 and is based on the survey work conducted by Dale and Associates in November of 2016.

Being the same property conveyed to LOFTON W. MAYES , JR., and wife, ROSE MARIE MAYES by deed dated 12/16/2016, recorded as Instrument Number 20161219-0132957 in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND, this 11th DAY OF JUNE, 2018.

Lofton W. Mayes Jr.
LOFTON W. MAYES JR

Rose Marie Mayes
ROSE MARIE MAYES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **LOFTON W. MAYES Jr**., and wife, **ROSE MARIE MAYES,** the bargainors, with whom I am personally acquainted, (or proved to me their identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of June, 2018.

Marcy Morgan
NOTARY PUBLIC

My Commission Expires: 3-3-20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020