Bill Garrett Davidson County
Batch# 106967 DEEDQC
06/20/2018 03:52:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180620-0059673

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
Michael Hobby Caroline Hobby 1210 Shelby Avenue Nashville, TN 37206	Michael Hobby Attn.: Lou Taylor 11 Music Circle South Nashville, TN 37203	08313025500

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lou Taylor, Successor Trustee of the 1210 Shelby Avenue Trust, Dtd. September 24, 2014**, Grantor, by these presents does hereby quitclaim and convey unto **Michael Hobby** and **Caroline Hobby**, as joint tenants by the entirety, Grantees, all right, title and interest in that certain trace or parcel of land, together with all tenements, hereditaments and appurtenances thereunto located in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Payne Blakemore & Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to William T. Chapman, IV, Trustee, by Deed dated September 24, 2014, from Damien S. Golden and Ronald Golden, wife and husband, and Linda J. Thomas, a married woman, by deed of record

in the Register's Office for Davidson County, Tennessee as Instrument No. 20140930-0090155.

This conveyance is improved real property known as 1210 Shelby Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 15th day of June, 2018.

Lou Taylor, Successor Trustee of The 1210 Shelby Avenue Trust, Dtd. September 24, 2014

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Erica Lynn Meyer, a Notary Public in and for said County, **Lou Taylor, Trustee of The 1210 Shelby Avenue Trust, Dtd. September 24, 2014**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2018.

Notary Public

ERICA LYNN MEYER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: June 22, 2020

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STATE OF Tennessee)

COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Lou Taylor, Trustee of The 1210 Shelby Avenue Trust, Dtd. September 24, 2014

Subscribed and sworn to before me, this 15th day of June, 2018.

Notary Public

ERICA LYNN MEYER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: June 22, 2020

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