This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 16 day of July, 2018.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Bill Garrett Davidson County
Batch# 116919 DEEDQC
07/17/2018 09:21:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180717-0069259

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Lucy A. Semanchik 1003 Stonewall Drive Nashville TN 37220	Same	118-2-228

KNOW ALL MEN BY THESE PRESENTS that I, Gary L. Semanchik, do hereby quitclaim and by these presents transfer and convey to Lucy A. Semanchik, all of my right, title and interest in the property in Davidson County, Tennessee described as follows:

SEE Exhibit A attached.

This is improved property known as 2807 Biloxi Avenue Nashville TN 37204

This conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16 day of July, 2018.

Gary L. Semanchik

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Semanchik, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of July, 2018.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

EXHIBIT A

PARCEL 1:

LAND in Davidson County, Tennessee, being Lot No. 3 on the resubdivision of Lot 68, 73 and 74 consolidated Westwood Subdivision as of record in Book 6050, page 492 Register's Office of Davidson County, Tennessee. Said property is described as follows:

BEGINNING at an iron pin set in the westerly margin of Interstate Highway 65, and the northerly margin of Biloxi Avenue; thence, with the margin of said Biloxi Avenue, S. 53 deg. 42 min, 27 sec. W. 177.92 feet to an iron pin set in the margin of said Avenue, and in the easterly margin of a 15 foot alley; thence, with the margin of said alley, N. 15 deg. 00 min. 54 sec. W. 164.00 feet to an iron pin set corner to said alley. and the southerly margin of a 10 foot alley; thence. with said alley. N. 74 deg. 28 min. 4 sec. E. 165.00 feet to an iron pin set in the westerly margin of said 1-65; thence with said margin. S. 15 deg. 27 min. 59 sec. E. 100.90 fect to the beginning.

Being the same property conveyed to Lucy A. Semanchik and Gary L. Semanchik, wife and husband, by Deed from Jorge E. Moran and spouse, Judith E. Moran and Jesse L. Tate and spouse, Carolyn H. Tate, of record in Book 11650, Page 386, Register's Office for Davidson County. Tennessee.

PARCEL 2:

A certain unnumbered alleyway known as Easement No. 2 on Ordinance No. **2000-316,** evidencing the abandonment of two alley easements by the City of Berry Hill, a copy of said Ordinance being attached hereto as Exhibit B and incorporated herein by reference, The alleyway being conveyed herein was closed by the City of Berry Hilt by Ordinance No. 2000-316, which was passed on first reading an December 1 f, 2000, and on second reading. on January 8, 2001, and executed by Ray Binkley Mayor of City of Berry' Hill. Upon the closure of said second easement described in Ordinance No. 2000-316, one-half of the interest In that alleyway was passed to the Grantor and combined with Grantor's property known as Lots I and 2 of the Resubdivision of Lots 68, 73 and 74, consolidated Westwood Subdivision as of record in Book 6050, page 492, Office for Davidson County, Tennessee, and being the Intent of Grantor to take Grantor's interest in the above described second alleyway and convey it to Grantee to be combined with Grantee's property described above as Parcel 1 herein and further known as Map 118-2, Parcel 228.

Being the same property conveyed to Gary L. Semanchik and wife, Lucy A Semanchik, as tenants by the entirety, by Quitclaim Deed from Gary L. Semanchik and wife, Lucy Semanchick, of record in Instrument No. 20010309-0022496, Register's Office for Davidson County. Tennessee.