This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2276

Bill Garrett Davidson County
Batch# 128928 DEEDQC
08/14/2018 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180814-0080329

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Sumner

ERIN D. ROACH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.00

Norma D. Crow
Affiant

Subscribed and sworn to before me, this the 9 day of August, 2018.

Erin D. Roach
Notary Public
My Commission Expires: 7.24.19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Choice City Homes, LLC 1307 2nd Ave N Nashville, TN 37206	New Owner	70-7-18.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Norma Crow, unmarried and Jeff Kendig, unmarried** ("Grantor") do hereby quitclaim and convey unto **Choice City Homes, LLC** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

The land with all the buildings and improvements thereon, situated at 1012 W. Trinity Lane, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

A lot or parcel of land in the 13th, formerly 23rd, Civil District of Davidson

County, Tennessee, being part of Lot No. 18 on the Map showing the subdivision of J. A. Spurlock's Lands, not of record, described according to a survey made by James A. Hamilton, Surveyor, March 25, 1949, as follows:

BEGINNING in the center line of Young's Lane, 394.5 feet west of the center line of the intersection of said Lane and the center line of Buena Vista Pike, being also 1589.5 feet east of the westerly line of Lot No. 12 and being the northwest corner of the property conveyed to William H. Cole and wife, Emma H. Cole, by deed from Minnie E. Lee and husband, as of record in Book 1389, page 467, Register's Office; thence with Cole's west line, south 21° 30' east 311 feet to an iron pin; thence south 69° 30' west 140 feet to an iron pin; thence north 21° 30' west 311 feet to the center line of Young's Lane; thence with the center line of said Lane, north 69° 30' east 140 feet to the beginning.

Exclusion No. 1:
Included but excluded therefrom is a strip of land averaging 9 feet in width across the front of premises for widening of Young's Lane, as set out in right of way agreement of record in Book 1634, page 602, Register's Office for Davidson County, Tennessee.

Exclusion No. 2:
Included but specifically excluded therefrom is all that property conveyed in fee simple to Metropolitan Government of Nashville & Davidson County, Tennessee by Bettie Lou Cowan Hall now known as Bettie L. Floyd, unmarried, of record in Book 8224, page 551, Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Being a right-of-way and easement in the First Civil District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing southerly right-of-way margin of Trinity Lane and being a part of the Bettie Hall property as of record in Deed Book 4392, page 770, R.O.D.C., Tennessee, and being more particularly described as follows:

RIGHT-OF-WAY:
Beginning at a point in the existing southern right-of-way margin or Trinity Lane, said point being the northeastern corner of the aforementioned Hall property; Thence, with the northerly boundary of said Hall property S 16° 17' 18.0" E, 11.20 feet, to a point; Thence, leaving said northerly boundary with a new line S 73° 19' 25.0" W, 140.00 feet, to a point on the westerly property line of said Hall property; Thence, with said westerly properly line N 16° 17' 18.0" W, 14.60 feet, to a point on the aforesaid existing southern right-of-way margin: Thence, with said existing southern right-of-way N 74° 42' 58.2" E, 140.02 feet, more or less, to the point of beginning.

Total right-of-way containing 1,805.67 square feet, or 0.042 acres, more or less.

Being the same property conveyed to Norma Crow, unmarried and Jeff Kendig, unmarried by Warranty Deed from Bettie Lou Cowan Floyd (F/K/A Bettie Lou

Cowan Hall), unmarried, dated October 25, 2017, recorded October 30, 2017, of record in Instrument No. 20171030-0110770, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1012 West Trinity Lane, Nashville, TN 37218.**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of August 2018.

GRANTOR:

Norma Crow

Jeff Kendig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Norma Crow and Jeff Kendig, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9 day of August 2018.

ERIN D. ROACH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 7.24.19

TRUE COPY CERTIFICATION

This TRUE COPY CERTIFICATION is attached to and by this reference is made a part of the Deed of Trust, dated August 9, 2018, and executed in connection with a loan or other financial accommodations between VOLUNTEER STATE BANK and NORMA J CROW.

I, Chris Carroll, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature of Bank Official

State of Tennessee
County of Sumner

Personally appeared before me, Erin D. Roach, a notary public for this county and state, Chris Carroll who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7.24.19
Notary Seal (if on paper)

ERIN D. ROACH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

On my own behalf and in my representative capacity for any parties for this transaction, I agree to sign the transaction documents electronically and/or that the transaction documents may be preserved as electronic records.

THIS TRUE COPY CERTIFICATION IS EXECUTED ON AUGUST 9, 2018.

GRANTOR:

CHOICE CITY HOMES LLC

By: _____
NORMA J CROW, CHIEF EXECUTIVE MANAGER of CHOICE CITY HOMES LLC

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