Karen Y Johnson Davidson County
Batch# 178005 DEEDQC
12/26/2018 02:48:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181226-0125276

Prepared By:
Brian T. Fenelon
P. O. Box 12408
Jackson, MS 39236
Telephone: (601) 594-8000

Return To:
Fenelon Holdings Company, LLC
P. O. Box 12408
Jackson, MS 39236
Telephone: (601) 594-8000

State of Tennessee
County of Davidson

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, as Grantor,

Brian T. Fenelon
P. O. Box 12408
Jackson, Mississippi 39236
(601) 594-8000

do hereby sell, convey, and quitclaim unto Grantee,

SEND TAX BILLS TO: **Fenelon Holdings Company, LLC**
a Mississippi limited liability company
P. O. Box 12408
Jackson, Mississippi 39236
(601) 594-8000

the following described land and property located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

(See Exhibit A attached hereto and made a part hereof)

INDEXING INSTRUCTIONS:
Lot 9 & Part of Lot 8, 6th Council District of Nashville, Davidson County, Tennessee
Parcel Number 08215022900

This conveyance is subject to the following exceptions:

1. Ad valorem taxes for the year 2018, which are not due or payable until January 1, 2019.

2. All prior reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.

WITNESS THE SIGNATURE OF THE GRANTOR, this 11th day of December, 2018.

Brian T. Fenelon

STATE OF MISSISSIPPI

COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of December, 2018, within my jurisdiction, the within named ~~James~~ Brian T. Fenelon ~~Allen Bolton~~, who acknowledged that he signed, delivered and executed the above and foregoing instrument of writing.

Given under my hand and official seal this the 11th day of December, 2018.

NOTARY PUBLIC

My commission expires:

2-11-19

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 18450 LYNNE PALMER MOORMAN Commission Expires Feb. 11, 2019 RANKIN COUNTY

EXHIBIT A

Lot 9 & Part of Lot 8 Description:

Land located in the 6th Council District of Nashville, Davidson County, Tennessee on the northerly margin of Fatherland Street, 200 feet west of South Sixth Street said land being Lot 9 and part of Lot 8, Zollicoffer's Plan of Lots, of record in Book 19, Page 162, Register's Office for Davison County, Tennessee, described according to a boundary survey dated 02-04-13 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN, R.L.S. #1838) as follows:

Beginning at an iron rod (old) on the northerly margin of Fatherland Street at the Southwest corner of Lot 10, Zollicoffer's Plan of Lots (Book 19, page 162 R.O.D.C., TN) and the southeast corner of Lot 9 of said Zollicoffer's Plan, said ROD. being located S 65 deg. 15" 00' W 200.00 feet from the northwest intersection of South 6th Street and said Fatherland Street; thence with said northerly margin S 65 deg. 15' 00" W, passing the southwest corner of Lot 9 for a total distance of 48.00 feet to an iron rod (old) at the southeast corner of the Josephine Lynn Colley land (Instrument No. 20120302-0018486 R.O.D.C., TN); thence with said Colley N 25 deg. 27' 00" W 170.00 feet to an iron rod (old) in the southerly margin of Alley No. 260; thence with said southerly margin N 65 deg. 15' 00" E 48.00 feet to the northwest corner of said Lot 10; thence with said lot 10; thence with 10 S 25 deg. 27' 00" E 170.00 feet to the point of beginning.

Being the same property conveyed to Tiffany L. Jones and husband, Jason O. Jones by Warranty deed from William R. Greenleaf and Jennifer B. Greenleaf of record in Instrument No. 20140219-0014226 Register's Office for Davidson County, Tennessee, dated February 18, 2014 and recorded on February 19, 2014.

And further being the same property conveyed to Brian T. Fenelon by Warranty deed from Tiffany L. Jones and husband, Jason O. Jones of record in Instrument No. 20150807-0079026 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 7, 2015.

OATH OF AFFIANT

The actual consideration for transfer of the property is $0.

John Howard Shows, Affiant
Attorney For Grantor & Grantee

STATE OF MISSISSIPPI

COUNTY OF RANKIN

Sworn to and subscribed before me this 11th day of December, 2018.

NOTARY PUBLIC

My commission expires:

2-11-19

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 18450 LYNNE PALMER MOORMAN Commission Expires Feb. 11, 2019 RANKIN COUNTY