BILL GARRETT, Davidson County
Trans:T20130076068 DEEDQC
Recvd: 09/03/13 15:05 1 pgs
Fees:12.00 Taxes:0.00
20130903-0092728

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Highland Title, LLC
700 Johnny Cash Parkway, Suite 201
Hendersonville, TN 37075

OWNERS ADDRESS:
Malcolm Thomas Flatt, Jr.
1813 Long Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
Malcolm Thomas Flatt, Jr.
1813 Long Ave.
Nashville, TN 37206

Map / Parcel : 94-2-100

KNOW ALL MEN BY THESE PRESENTS that WE/I, **Esther N. Flatt,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Malcolm Thomas Flatt, Jr. aka Malcolm Tommy Flatt, Jr,** his heirs and assigns, ALL of our rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 163, on the Map of Edgefield land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, State of Tennessee.

Said Lot No. 163 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Malcolm Tommy Flatt, Jr., by Quitclaim Deed from Paul Anthony Flatt; Esther N. Flatt, reserving a life estate, dated May 5, 2003 and recorded June 20, 2003, in Instrument No. 20030620-0085391, Register's Office for Davidson County, Tennessee.

The subject property is unimproved property commonly known as 1813 Long Ave., Nashville, TN 37206.

Witness my hand this 23 day of August, 2013.

Esther N. Flatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Esther N. Flatt,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 23 day of August, 2013.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC:

My Commission Expires: 1/9/16

STATE OF TENNESEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Malcolm T Flatt Jr
AFFIANT

Subscribed and sworn to before me this the 23 day of August, 2013.

Notary Public:

My Commission Expires: 6.24.15

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

08/23/2013 FRI 12:14 FAX 615 824 2363 Highland Title 001/001