QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130083212 DEEDQC
Recvd: 09/26/13 10:40 2 pgs
Fees:12.00 Taxes:0.00

20130926-0101041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/17/2015
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frances E. Pratt and Sepra P. Pratt (NAME)	**Frances E. Pratt and Sepra P. Pratt** (NAME)	
220 Capital Avenue (ADDRESS)	**220 Capital Avenue** (ADDRESS)	06405000700
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	**Old Hickory, TN 37138** (CITY) (STATE) (ZIP)	06405000600

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **FRANCES E. PRATT** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **FRANCES E. PRATT AND DAUGHTER, SEPRA P. PRATT AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I
Being Lots Nos. 6, 7, 8 and the westerly 15 feet of Lot No. 9 of Block "0" on the map of Hadley's Bend City, of record in Book 421, Page 120, Register's Office for said County.

Said Lots and part of lot adjoin and front together 165 feet on the north side of Capital Street and run back between lines, 221.3 feet on the west line of Lot No. 6 and 160 feet, more or less, on the east line of part of Lot No. 9 to a dead line in the rear, which is a broken line, measuring 163.6 feet, more or less, thereon.

TRACT II
Being the east 50 feet of Lots Nos. 1, 2, 3, 4, and 5 of block "0" on the Map of Hadley's Bend City, of record in Book 421, page 120, Register's Office for said County.

Said parts of lots front 50 feet on the north side of Capital Street and run back between lines, 221.3 feet, more or less on the east line and 225, more or less, on the west line to a dead line on which they measure 50 feet, more or less.

Being the same property conveyed to the within named Grantor by Deed As of record in Book 7354, Page 891, Register's Office for Davidson County, Tennessee.

This is
( ) unimproved
(X) improved

property known as **220 Capital Ave., Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 23 day of **September, 2013.**

Frances E. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frances E. Pratt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of Sept, 2013.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212