(5)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130098180 DEEDQC
Recvd: 11/19/13 09:56 2 pgs
Fees:13.00 Taxes:7.40

20131119-0119117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF [illegible], 2013.

Notary Public

MY COMMISSION EXPIRES: 05-05-15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Crotzer (NAME)	**New Owner** (NAME)	
3722 Nevada Avenue (ADDRESS)	(ADDRESS)	09213023300
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MADISON MCDONALD WAGGONER AND KEITH WAGGONER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **RICHARD CROTZER**, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING THE EASTERLY PART OF BLOCK NO. 28 ON THE PLAN OF THE SOUTH EXTENSION OF CHARLOTTE PARK COMPANY'S SECOND ADDITION, OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY NORRIS H. HICKERSON, SURVEYOR, OCTOBER 26, 1953, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF NEVADA AVENUE, FORMERLY 3RD AVENUE, AT A POINT 87.3 FEET EASTERLY FROM THE INTERSECTION OF NEVADA AVENUE AND 38TH AVENUE NORTH, FORMERLY "A" STREET SAID POINT BEING 87.3 FEET WESTERLY FROM THE INTERSECTION OF NEVADA AVENUE AND A DEDICATED ALLEY; THENCE NORTH 0 DEG. 15' WEST 165.5 FEET TO A POINT IN THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY NORTH 75 DEG. 30' EAST 90 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK BEING THE INTERSECTION OF TWO ALLEYS; THENCE WITH THE MARGIN OF THE ALLEY SOUTH 3 DEG. WEST 180.3 FEET TO THE NORTHERLY MARGIN OF NEVADA AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE SOUTH 83 DEG. WEST 87.3 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO **JESSE R. FITTS AND WIFE, MILDRED L. FITTS** BY WARRANTY DEED FROM **VICTORY D. LEGG**, OF RECORD IN **BOOK 5092, PAGE 468, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE**. THE SAID **JESSE R. FITTS AND WIFE MILDRED L FITTS** HAVING SINCE DIED, THE GRANTORS HEREIN EXECUTE THIS QUITCLAIM DEED TO CONVEY TO SAID GRANTEE ANY AND ALL INTEREST THEY MAY NOW HAVE OR MAY ACQUIRE IN THE FUTURE TO SAID PROPERTY AS EVIDENCED IN THE AFFIDAVITS OF HEIRSHIP OF RECORD IN **INSTRUMENT NO.** 20131119-0119113 **AND IN INSTRUMENT NO.** 20131119-0119115 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **3722 Nevada Avenue, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 16 day of October, 2013.

Madison McDonald Waggoner

Madison McDonald Waggoner

Keith Waggoner by Madison McDonald Waggoner his attorney in fact

Keith Waggoner by
Madison McDonald Waggoner,
his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Madison McDonald Waggoner, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of October, 2013.

Notary Public

My Commission Expires: 05-05-15

LINDA KAY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Madison McDonald Waggoner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Keith Waggoner, and acknowledged that he executed the same as the free act and deed of the said Keith Waggoner.

Witness my hand and official seal, this the 16 day of October, 2013.

Notary Public

My Commission Expires: 05-05-15

LINDA KAY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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