BILL GARRETT, Davidson County
Trans:T20130101117 DEEDQC
Recvd: 12/02/13 15:32 2 pgs
Fees:12.00 Taxes:0.00
20131202-0122636

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ronald Barrie Clapham & Amy Meredith Clapham-Garafolo 1202 Woodland Street Nashville, TN 37206	New Owner	083-09-0171.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ronald Barrie Clapham, married***, by these presents do hereby quitclaim and convey unto **Ronald Barrie Clapham** and **Amy Meredith Clapham-Garafolo, married**, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, being more particular described as follow:

Said Lot No. 6 fronts 51feet on the southerly side of Woodland Street and runs back between parallel lines, 175 feet, more or less, to an alley.

Being the same property conveyed to Ronald Barrie Clapham by Warranty Deed from Michael Collier and Kelly Cunningham NKA Kelly Collier, Husband and Wife, of record at Instrument No. 20131002-0103725, Register's Office for Davidson County, Tennessee, dated October 1, 2013 and recorded October 2, 2013. *See also* Scrivener's Affidavit dated October 7, 2013, of record at Instrument 20131008-0105809, said Register's Office.

Being the same property conveyed to Michael Collier, an unmarried man and Kelly Cunningham, an unmarried woman, as joint tenants in common law rights of survivorship by Deed from Andy Roddick a/k/a Michael A. Roddick a/k/a Michael Roddick and wife, Sherri Elizabeth Roddick of record at Instrument No. 20090213-0012843, Register's Office for Davidson County, Tennessee, dated February 13, 2009 and recorded on February 13, 2009.

** Neither Grantor nor Grantor's spouse has ever resided in the above-described real property.*

This is improved property known as 1202 Woodland Street, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
GREAT BRITAIN AND NORTHERN IRELAND
CITY OF EDINBURGH SCOTLAND
CONSULATE GENERAL OF THE UNITED STATES OF AMERICA } SS

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
20th day of NOVEMBER, 2013.
by RONALD BARRIE CLAPHAM

Affiant

My commission expires:
(Affix Seal)
Commission Indefinite

Notary Public
Zoja D. Bazarnic
Consul

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of November, 2013.

Ronald Barrie Clapham

STATE OF GREAT BRITAIN AND NORTHERN IRELAND
COUNTY OF CITY OF EDINBURGH SCOTLAND } ss
CONSULATE GENERAL OF THE UNITED STATES OF AMERICA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald Barrie Clapham, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/~~she~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of NOVEMBER, 2013.

Notary Public
Zoja D Bazarnic
Consul

My Commission Expires:
Commission Indefinite