BILL GARRETT, Davidson County
Trans:T20140026975 DEEDQC
Recvd: 04/22/14 08:36 2 pgs
Fees:12.00 Taxes:0.00
20140422-0033315

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **File: 14030336**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17 day of April, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-1-2017

QUITCLAIM DEED

Address New Owner: Victoria A. Regens 4701 Nebraska Ave Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 103-04-0-199.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bradley Regens and Victoria A. Regens, husband and wife** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Victoria A. Regens, a married woman,** her heirs and assigns all of his rights, title and interest in the real property in the County of Williamson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, BLOCK 19, MAP OF A PART OF SYLVAN PARK, as shown on plat of record in Plat Book 332, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Brenda Eckart aka Brenda Eckhart to Frances Spurrier as recorded on the 22nd day of January, 2014 in Instrument No. 20140122-0005859 and Warranty Deed from Jeremy Bockman, unmarried to Frances Spurrier, an unmarried woman and Brenda Eckart, an unmarried woman as recorded on the 25th day of April, 2011 in Instrument No. 20110425-0031195, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed from Frances Spurrier to Bradley Regens and Victoria A. Regens, husband and wife by Warranty Deed recorded in Instrument No. 20140415-0031306, in the Register's Office of Davidson County, Tennnessee.

This is improved property known as 4701 Nebraska Avenue Nashville, TN 37209.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of April, 2014.

Bradley Regens

Victoria A. Regens

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bradley Regens and Victoria A. Regens,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of April, 2014.

Notary Public

My Commission Expires: _____

