QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140064808 DEEDQC
Recvd: 09/02/14 11:16 2 pgs
Fees:12.00 Taxes:0.00
20140902-0079646

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 28 DAY OF August 2014

Notary Public

MY COMMISSION EXPIRES: 8/17/2015
(AFFIX SEAL)

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

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)
Gregory S. Kyle and Erica Lauren Kyle	New Owner	
(NAME)	(NAME)	
2131 Bernard Ave.		
(ADDRESS)	(ADDRESS)	104-11-351
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **GREGORY S. KYLE** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **GREGORY S. KYLE AND WIFE, ERICA LAUREN KYLE**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF ST. BERNARD PLACE, OF RECORD IN BOOK 161, PAGE 171, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 35 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF BERNARD AVENUE AND EXTENDS BACK 141.58 FEET ON THE EASTERLY LINE AND 141.14 FEET ON THE WESTERLY LINE TO AN ALLEY IN THE REAR, MEASURING 50 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GREGORY S. KYLE BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20020502-0053830, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 **2131 BERNARD AVE., NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 28 day of August, **2014.**

GREGORY S. KYLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGORY S. KYLE**, 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 28 day of August, 2014.

Notary Public

My Commission Expires:
8.17.2015



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