QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140067542 DEEDQC
Recvd: 09/10/14 15:32 2 pgs
Fees:12.00 Taxes:0.00
20140910-0083065

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $-0-.

Subscribed and sworn to before me, this the 10th day of September, 2014.

Notary Public

My Commission Expires: 10/18/16

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
J. David Wicker, Law Office of J. David Wicker, PLLC
1704 Charlotte Avenue, Suite 105, Nashville, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Louis Flexer 2709 Belmont Boulevard Nashville, TN 37212	10405021200	New Owner

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Tom Gaffney ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and quitclaim unto the **Louis Flexer ("Grantee"),** and Grantee's successors and assigns, all of the Grantor's right, title and interest in and to real property located in Davidson County, Tennessee, to wit:

Being Lot No. 488 on the map of Richland Realty Co., Subdivision C, as of record in Book 421, page 31, Register's Office of said County.

Being the same property conveyed to James C. Vance, Trustee from Nellie Sue Ballard, a widow and further to Earl Franklin Ballard from James C. Vance, Trustee by Quitclaim Deed, recorded on January 10, 1984 of record in Book 6211, Page 562, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Tom Gaffney and Louis Flexer, by Warranty Deed from Earl Franklin Ballard, Sr. as to a total of 86.5% ownership and Earl Franklin Ballard Jr. as to 13.5% ownership, recorded on April 22, 2013 of record in instrument number 20130422-0039554, in the Register's Office for Davidson County, Tennessee,

This is improved property located at: 3704 Westbrook Ave., Nashville, TN 37205.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of September, 2014.

GRANTOR:

Tom Gaffney

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tom Gaffney** to me known to be the person described in and who executed the foregoing Quitclaim Deed, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of September, 2014.

Notary Public

My commission expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016