(1)

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
James C. Gardner, III **Vera Elsie Gardner** **1811 Otter Creek Rd.** **Nashville, TN 37215**	**New Owner**	**144-00-0-074.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **James C. Gardner, III and Vera Elsie Gardner f/k/a Vera Elsie Kuhlke, husband and wife,** by these presents does hereby quitclaim and convey unto **James C. Gardner, III and Vera Elsie Gardner, husband and wife**, their heirs 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. 2 on the McFadden Subdivision in the City of Forest Hills, of record in Plan Book 4955, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to JANET P. GARDNER by Deed from JANET BATTLE MCFADDEN, of record in Book 5160, Page 180, dated June 10, 1977, Register's Office for Davidson County, Tennessee. The said JANET P. GARDNER AND JAMES C. GARDNER, JR. having Quitclaimed their interest in the property to JANET P. GARDNER AND JAMES C. GARDNER, III, of record in Book 8407, page 918, dated July 26, 1991, Register's Office for Davidson County, Tennessee. JANET P. GARDNER AND JAMES C. GARDNER, III, further conveyed to JAMES C. GARDNER, III AND VERA ELSIE KUHLKE, by Quitclaim Deed of record in Book 10937, page 130, dated May 11, 1998, said Register's Office. The said, Vera Elsie Kuhlke having since married and is now known as Vera Elsie Gardner.

TOGETHER with an easement for ingress and egress as set out in Deed Books 2195, page 368, and Book 2195, page 390, Register's Office for Davidson County, Tennessee.

This is improved property known as **1811 Otter Creek Rd., Nashville, TN 37215**.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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.

James C. Gardner, III

Vera Elsie Gardner Vera Elsie Kuhlke
Vera Elsie Gardner f/k/a Vera Elsie Kuhlke

BILL GARRETT, Davidson County
Trans:T20140069266 DEEDQC
Recvd: 09/16/14 15:12 2 pgs
Fees:12.00 Taxes:0.00
20140916-0084937

STATE OF TN
COUNTY OF Williamson

On this 25 day of August, 2014, before me personally appeared **James C. Gardner, III and Vera Elsie Gardner f/k/a Vera Elsie Kuhlke**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand this 25 day of August, 2014.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF Williamson

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 25 day of August, 2014.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY