BILL GARRETT, Davidson County
Trans:T20140069732 DEEDQC
Recvd: 09/17/14 16:01 2 pgs
Fees:12.00 Taxes:0.00
20140917-0085487

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:
Michael Craddock, Jr. P.O. Box 160029 Nashville, TN 37216	New Owner	71-12-90.00 & 71-12-92.00

THIS QUITCLAIM DEED IS BEING FILED FOR THE PURPOSE OF REMOVING THE LOT LINE BETWEEN THE NORTHERLY PART OF THE EASTERLY HALF OF LOT 25 AND THE NORTHERLY PART OF THE WESTERLY HALF OF LOT 27 AND COMBINING SAID LOTS INTO ONE LOT.

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, **Michael Craddock, Jr.**, by these presents does hereby quitclaim and convey unto **Michael Craddock, Jr.**, his heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Northerly part of the Easterly half of Lot 25 and the Northerly part of the Westerly half of Lot 27 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract of record in Book 332, Page 34, Register's Office for said County, and being more particularly described as follows:

Beginning at a point on the Northerly margin of Cherokee Avenue, said point being the SE corner of the herein described property; thence Northerly 150 feet to a point; thence Westerly 5 feet to a point; thence Northerly 157 feet to a point; thence Westerly 99.5 feet to a point; thence Southerly 150 feet to a point in the Northerly margin of Cherokee Avenue; thence Eastwardly along the said Northerly margin of Cherokee Avenue 54.5 feet to the beginning.

Being the same property conveyed to Michael Craddock, Jr., by deed from William Larry Bryant and Kim K. Bryant, husband and wife, of record at Instrument No. 20140606-0049351, dated June 2, 2014 and recorded on June 6, 2014, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 829B and 831 Cherokee Avenue, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 12th day of September, 2014.

Affiant

Notary Public

My commission expires: (Affix Seal)

BRANDI JEAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of September, 2014.

Michael Craddock, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Craddock, Jr., 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 12th day of September, 2014.

Notary Public

My Commission Expires: _____

BRANDI JEANE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018