QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Ryan Simmons, The Higgins Firm, 525 Fourth Ave. S., Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Tippy Celest Carter** **Ricky Allen Marcum** **537 Rural Hill Rd.** **Nashville, TN 37217**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **136 13 0 017.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

TIPPY CELEST CARTER

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

TIPPY CELEST CARTER and RICKY ALLEN MARCUM, husband

HEREINAFTER called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being lot No. 53 on the Plan of Edge-O-Lake Estates, Section 4, as of record in book 3600, page 88, Register's Office for said County. Said lot No. 53 fronts 80.00 feet on the westerly margin of Rural Hill Road and extends back 159.12 feet on the northerly line and 148.30 feet on the southerly line to a broken line on the rear, measuring 89.08 feet thereon.

Being the same property conveyed to William Jerry Carter and wife, Lynda K. Carter, by warranty deed from David Woolwine and wife, Barbara B. Woolwine, of record in book 4233, page 587, said Register's Office. That said William Jerry Carter having since deceased and died intestate without probate. That said Lynda K. Carter also having since deceased leaving Bradley Jay Carter and Tippy Celest Carter as heirs at law and devisees under her Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, Case No.: 14P1354, and evidenced by the Order of Probate for Muniment of Title and Last Will and Testament of Lynda Kay Sims Carter of record in Instrument Number 20141003-0092006 and 20141003-0092007 in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Tippy Celest Carter, by quitclaim deed from Bradley Jay Carter of record in Instrument Number 20141003-0092008, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 10-foot public utility and drainage easement, 30-foot building setback line from Rural Hill Road and conditions of owners certificate, as shown on plan of record in book 3600, page 88 Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3836, page 23 said Register's Office.

This is improved property known as **537 Rural Hill Road, Nashville, Tennessee 37217**.

BILL GARRETT, Davidson County
Trans:T20140081444 DEEDQC
Recvd: 10/29/14 09:33 3 pgs
Fees:17.00 Taxes:0.00
20141029-0099683

WITNESS MY HAND this the 29th day of October, 2014.



TIPPY CELEST CARTER

***This deed is prepared at the request of the parties and no title search has been performed. Legal description taken from prior deed of record.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named grantor, **TIPPY CELEST CARTER,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of Oct, 2014.



My Commission Expires SEPT 11, 2017

NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Sworn to and subscribed to before me this 27th day of October, 2014.



My Commission Expires SEPT 11, 2017

NOTARY PUBLIC
My Commission Expires: