**THIS INSTRUMENT PREPARED BY:**
Brenda Franks Hale, Attorney
HALE AND HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

Davidson County DEEDQC
Recvd: 01/08/15 15:12 3 pgs
Fees:17.00 Taxes:0.00
**20150108-0002272**

**QUITCLAIM DEED**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| James T. Ramage IV and | SAME | Part of 071 15 0 194.00 |
| James T. McLean<br>1065 Walnut Bend Lane,<br>Brentwood, TN. 37027 | | |

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, and for the express purpose of creating a separate lot parcel and a tenancy in common and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **James T. Ramage, IV,** (hereinafter called the **"GRANTOR"**), hereby quitclaim and convey all of my right, title and interest in and to the real property hereinafter described to **James T. Ramage, IV** and **James T. McLean,** (hereinafter called the **"GRANTEES"**), their heirs and assigns, said parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to-wit:

Being Lot No. 153 on the Plan of the Highland Land Co's Subdivision, of record in Book 421, page 14, Register's office for Davidson County, Tennessee.

Being a portion of the property conveyed to James T. Ramage, IV, by Warranty Deed from Tungee Cox of record in Instrument Number 20141021-0096832, Registers Office of Davidson County, Tennessee.

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

**THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.**

This is improved property known as part of 1336 Stainback Avenue, Nashville, Davidson County, Tennessee 37207.

**IN WITNESS WHEREOF**, the undersigned have hereunto set their hands this 8 day of January, 2015.

James T. Ramage

James T. Ramage, IV

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **James T. Ramage, IV**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 8 day of January, 2015.

Amy T. Nelson

Notary Public

My Commission Expires: 11/15/2015

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 10.00.

James T. Ramage, IV

Affiant

Sworn to and subscribed before me, this 8th day of January, 2015.

Amy T. Nelson

Notary Public

My commission expires: 11/15/2015

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

## CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 11/15/2015

