QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150006826 DEEDQC
Recvd: 01/28/15 10:02 2 pgs
Fees:12.00 Taxes:0.00
20150128-0008040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven P. Halbert, Jr.	**F & M Bank**	
(NAME)	(NAME)	
6008 A California Avenue	**50 Franklin St.**	**091-02-0-D-002.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **STEVEN J. EGGART, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **STEVEN P. HALBERT, JR. A MARRIED MAN, HOLICE O. GILLILAND, JR. AND RENETA R. GILLILAND, HUSBAND AND WIFE,,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF HOMES AT 6008 CALIFORNIA AVENUE, AS RECORDED IN EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 6008 CALIFORNIA AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20131209-0124688, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEVEN J. EGGART, JR. BY WARRANTY DEED FROM DEEP RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS KELTON INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20140917-0085172, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED SEPTEMBER 11, 2014.

FURTHER BEING THE SAME PROPERTY CONVEYED TO THE GRANTEES HEREIN BY DEED OF CORRECTION FROM DEEP RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20150128-0008039, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as **6008 A California Ave., Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 21st day of January, 2015.

Steven J Eggart, Jr

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven J. Eggart, Jr.**, the within named 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, this the 21st day of January, 2015.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212