ADDRESS NEW OWNERS AND
SEND TAX BILLS:
JAMES M. GALBREATH and wife
TERESA ANN GALBREATH
901 Emily Drive
Goodlettsville, Tennessee
37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
72 - 4 - 246

QUITCLAIM DEED

This instrument is made and entered into this the 31 day of March, 2015, by and between **TERESA GALBREATH,** GRANTOR and **JAMES M. GALBREATH and wife, TERESA ANN GALBREATH,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, State of Tennessee, described as follows to wit:

TRACT 1:

BEING the south one-half of Lot No. 28 of Block E on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County. Said part of said lot fronts 50 feet on the easterly side of Ardee, formerly Mildred Avenue and runs back between parallel lines 175 feet to a dead line.

TRACT 2:

BEING the southerly 25 feet of the northerly half of Lot No. 28 of Block E on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

SAID part of said Lot No. 28 fronts 25 feet on the easterly side of Ardee, formerly Mildred Avenue, and runs back between parallel lines 175 feet to a dead line.

TRACT 3:

BEING the northerly 25 feet of Lot No. 28 of Block E on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

SAID part of Lot No. 28 fronts 25 feet on the easterly side of Ardee, formerly known as Mildred Avenue, and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Teresa Galbreath by Executor's Deed of record in Instrument No. 20150310-0020271, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1421 Ardee Avenue, Nashville, Tennessee 37216.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20150029853 DEEDQC
Recvd: 04/21/15 08:42 2 pgs
Fees:12.00 Taxes:0.00
20150421-0035255

Executed on the date first above written.

Teresa Galbreath
TERESA GALBREATH

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, TERESA GALBREATH, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 31 day of March, 2015.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-18-16

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Teresa A. Galbreath
AFFIANT

Subscribed and sworn to before me, this the 31 day of March, 2015.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-18-16

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
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