**THIS INSTRUMENT PREPARED BY:**
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

This instrument was prepared from information furnished by the parties. No independent title examination was made. Legal description comes directly from prior Deeds.

| **Address New Owner(s)** | **Send Tax Bills To:** | **Map & Parcel** |
|---|---|---|
| Michael C. Spragge<br>& Carolyn Audet<br>4802 Wyoming Avenue.<br>Nashville, Tn 37209 | SAME | 103-03-0-160.00 |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael C. Spragge** ("Grantor") does hereby quitclaim and convey unto **Michael C. Spragge and Carolyn Audet, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

**Being Lot No. 703 of Block No. 34 on the Plan of Charlotte Park Company's First Addition, of record in Book 27, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 703 fronts 50 feet on the northerly side of Wyoming Avenue, formerly 6th Avenue and runs back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Michael C. Spragge and Carolyn Audet by deed from Dorothy Young, aka Dorothy B. Young, unmarried, on January 13, 2014 of record in Instrument Number 20140124-0006697, Register's Office for Davidson County, Tennessee. And further conveyed to Michael C. Spragge by Quitclaim Deed from Carolyn Audet of record in Instrument Number 20140425-0035033, said Register's Office.**

**Property commonly knows as 4802 Wyoming Avenue, Nashville, Tn 37209**

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

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this **27th** day of **April, 2015.**

**Michael C. Spragge**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2014, before me, appeared **Michael C. Spragge**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 7/6/15

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150031752 DEEDQC
Recvd: 04/27/15 13:34 1 pgs
Fees:12.00 Taxes:0.00
20150427-0037512

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this **27th** day of **April, 2015.**

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY