BILL GARRETT, Davidson County
Trans:T20150031837 DEEDQC
Recvd: 04/27/15 15:19 3 pgs
Fees:17.00 Taxes:0.00
20150427-0037611

This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Building Two, Suite 150
Brentwood, TN 37027

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

QUITCLAIM DEED

ADDRESS OF NEW OWNERS SEND TAX BILLS TO MAP / PARCEL NO.

Tom Peters and Kathy Peters Same Map/Parcel: 11806005400
915 Gale Lane
Nashville, TN 37204

For love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, **Tom Peters** and wife, **Kathy Peters,** (collectively, the "Grantors"), for the purpose of destroying the tenancy by the entirety that now exists between the Grantors, by these presents do quitclaim and convey unto each of **Tom Peters** and **Kathy Peters** (individually, "Grantee"), their respective heirs and assigns, a fifty percent (50%) undivided interest, in and to a certain tract or parcel of land located in Davidson County, Tennessee, each Grantee to hold such fifty percent (50%) undivided interest as his or her sole and individual property as a tenant in common with the other Grantee herein, said land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of a subdivision of the Vaulx Land, not of record and described according to a survey made by ZJ Wilkinson, Surveyor on November 14, 1931 and part of 6-B of Battlefield Estates, Section I of record in Book 843, pages 843, pages 96 and 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Gale Avenue 478.5 feet easterly from F A Washington northeast corner, thence eastwardly with the southerly margin of said Avenue 87.9 feet; thence southwardly with the line between Lots Nos. 6 and 7 in said plan. 501.4 feet to the northerly margin of the right of way of the T C Railroad; thence westwardly with the same 88.5 feet, thence northwardly with the line between Lots Nos. 5 and 6 in said plan 489 feet to the beginning.

Included in the above description but specifically excluded from this conveyance is that property taken by final consent Judgment to the Department of Highway, State of Tennessee of record in Book 5019, page 607, Register's Office for Davidson County, Tennessee.

Being part of Lot 6-B on the map of Battlefield Estates as of record in Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of the Tennessee Central Railroad right of way said point being the common corner of Lots 6-B and 7-B on said map; thence with said margin westwardly 88.5 feet to the southeast corner of Lot No. 5; thence with the easterly boundary of Lot No. 5 109 feet to ta point thence North 85 degrees 15 min. East 88.1 feet to the westerly boundary of Lot 7-B; thence with said boundary South 9 deg. 30 min. East 115 feet to the point of beginning and containing 0.225 acres.

Being the same property convened to Tom Peters and Kathy Peters, husband and wife, by Warranty Deed from Wesley Ware and Amy Ware, dated October 17, 2011 and file of record in Instrument No. 20111101-0084876, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved(X) property, known as 915 Gale Lane, Nashville, TN 37204

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors this the 21st day of April, 2015.

Tom Peters

Kathy Peters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Tom Peters,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 21st day of April, 2015.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Kathy Peters,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 21st day of April, 2015.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Affiant

Subscribed and sworn to before me,
this the 22nd day of April, 2015.

Teresa Bryant
Notary Public
My Commission Expires: March 7, 2017

TERESA L. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTE TO REGISTER'S OFFICE: This conveyance destroying a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. § 67-4-409 (A)(3)(A).