THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File: 15033477**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 11th day of May, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Joshua P. Eaves 3306 Overlook Drive Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 028D-B-018.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Laura K. Eaves, unmarried** hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey unto **Joshua P. Eaves and Sarah Eaves, husband and wife and Laura K. Eaves, unmarried, as joint tenants with rights of survivorship** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 183 and the Southeasterly 50 feet of Lot No. 184 on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as follows:

Beginning at the Northeast corner of Chesterfield Avenue and Overlook, formerly Hillside Drive; running thence with the Easterly margin of Chesterfield Avenue, Northwardly 120 feet to the point the Southwest corner of the property conveyed to George W. Fatherree and wife, by deed from Joseph Reynolds and wife, of record in Book 1942, Page 49, Register's Office, Eastwardly with the Southerly margin of said Fatherree Property, 180 feet to a point in the Westerly line of Lot 170 in said Subdivision; thence with said line of Lot 170 Southwardly 120 feet to the Northerly margin of overlook Drive; thence with said Drive Westwardly 180 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20150036388 DEEDQC
Recvd: 05/11/15 15:33 2 pgs
Fees:12.00 Taxes:0.00
20150511-0043122

Being the same property conveyed to John A. Eaves and wife, Laura K. Eaves by Warranty Deed from Karen Jewett, (now Lackey) and husband, James G. Lackey, III, recorded on the 20th day of February, 1990 in Deed Book 8048, Page 797, in the Register's Office of Davidson County, Tennessee.

John A. Eaves having died February 22nd, 2004 in Davidson County, Tennessee.

This is improved property known as 3306 Overlook Drive Nashville, TN 37212.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2015 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11TH day of May, 2015.

Laura K. Eaves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura K. Eaves**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11TH day of May 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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