BILL GARRETT, Davidson County
Trans:T20150038897 DEEDQC
Recvd: 05/19/15 13:39 2 pgs
Fees:12.00 Taxes:0.00
20150519-0046114

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File: 15033530**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Mckenzie Teasley Affiant Subscribed and sworn to before me, this 13 day of May, 2015. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Justin Michael Bryan and Laura Grace Bryan 1006 Battery Lane Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: 13209002300

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 Grace Gaskins now known as Laura Grace Bryan, an unmarried person, and Justin Michael Bryan, an unmarried person** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Justin Michael Bryan and Laura Grace Bryan, husband and wife** 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:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, near Glendale Park, and being known as part of Lot No. 28 on the unrecorded subdivision of Zonaida Place, described according to a survey made by George W. Watkins, Surveyor, March 21, 1952, as follows:

Beginning in the center line of Battery Lane at the Southwest corner of the property conveyed to Owen A. Allen and wife, by deed from W. G. Hirsig and wife, of record in Book 628, Page 279, Register's Office for said county, said point being 216 feet West of the center line of Leland Lane; thence with said Allen's Westerly line, North 3 deg. 15 min. East 407 feet to an iron pin; thence Westwardly 107 feet to an iron pin; thence South 3 deg. 15 min. West 407 feet to the center line of said Battery Lane; thence with the center of same, Eastwardly 107 feet to the beginning.

Being the same property conveyed to Laura Grace Gaskins, an unmarried person, and Justin Michael Bryan, an unmarried person by Warranty Deed from McKinley Fred Johnson, III, unmarried, recorded on the 5th day of May, 2010 in Instrument No. 20100505-0034261, in the Register's Office of Davidson County, Tennessee.

Laura Grace Gaskins and Laura Grace Bryan being one and the same person.

This is improved property known as 1006 Battery Lane Nashville, TN 37220.

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 13 day of May, 2015.

Laura Grace Gaskins

Laura Grace Gaskins NKA Laura Grace Bryan

Justin Michael Bryan

Justin Michael Bryan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin Michael Bryan and Laura Grace Gaskins NKA Laura Grace Bryan**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of May 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018