QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Sauer and Katherine Sauer (NAME)	**New Owner** (NAME)	
4301 Nebraska Avenue (ADDRESS)	**4301 Nebraska Avenue** (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Nashville, TN 37209** (CITY) (STATE) (ZIP)	**10304023300**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **LAYNE E. DOMBROSKY AND SAVANAH A. PYLES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MATTHEW SAUER AND KATHERINE SAUER, HUSBAND AND WIFE** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 20 FEET 10 INCHES OF LOT NO. 59 AND THE EASTERLY 40 FEET OF LOT NO. 60, ALL ON THE PLAN OF WEST END ANNEX, OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY FRONTS 60 FEET 10 INCHES ON THE NORTHERLY MARGIN OF NEBRASKA, FORMERLY 8TH AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 157.9 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW SAUER AND KATHERINE SAUER, HUSBAND AND WIFE, BY WARRANTY DEED FROM KIM MCLAUGHLIN, UNMARRIED, RECORDED JANUARY 23, 2009 IN INSTRUMENT NO. 20090123-0006012, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as **4301 Nebraska Avenue Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150040975 DEEDQC
Recvd: 05/27/15 12:37 2 pgs
Fees:12.00 Taxes:0.00
20150527-0048642

Witness my/our hand (s) this the 21st day of May, 2015.

LAYNE E. DOMBROSKY

SAVANAH A. PYLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State; **Layne E. Dombrosky and Savanah A. Pyles**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May 2015.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212