Prepared By:
Return to: Kim Hassell
205 Charleston Drive, Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150047795 DEEDQC
Recvd: 06/16/15 12:49 2 pgs
Fees:13.00 Taxes:1.11
20150616-0057242

QUITCLAIM DEED

THIS DEED, made this 17th day of June, 2015, between Randall A. Hassell of the said County of Davidson and State of Tennessee, Grantor,

and Kimberly J. Hassell

Whose legal address is: 205 Charleston Drive, Goodlettsville, TN 37072
of the said County of Davidson and State of Tennessee, Grantee:
Legal address of tax payer, New owner same.
WITNESS, that the Grantor, for and in consideration of the sum of

($300.00) **Three Hundred Dollars & 00/100,**

the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and Quit Claim, unto the grantee, his heirs, successors and assigns, forever, all the right title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Davidson and State of Tennessee described as follows:

Single Family
Parcel Identification 018 07 0 120.00
Legal Reference 00007835-0000651, Lot 70 Charleston Square Sub Sec 2.

Also know by street and number as: 205 Charleston Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee, his heirs and assigns forever. The singular number shall include the plural, the plural and the singular, and the use of any gender shall be applicable to all genders.

KH

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature: Randall A. Hassell
Randall A. Hassell

STATE OF TN)
) ss
COUNTY OF Davidson)

The foregoing instrument was acknowledged before me this 16th day of June, 2015, by Johnay C. Dunlap.

My commission expires July 3, 2017. Witness my hand and official seal.

JOHNAY C. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 300 -
Kimberly J. Hassell Affiant
Subscribed and sworn before me this the
16th Day of June, 2015.
, Deputy Register

BOOK 7835 PAGE 651

FORM No WD-1

RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00
Randall A. Hassell
Affiant

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING 2.00
STATE TAX $ 298.85
REG. FEE $ 2.50
TOTAL $ 303.85
REC. NO.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 89

W.K.
Notary Public

MY COMMISSION EXPIRES: 1/[illegible]/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVIL[illegible]

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL A. HASSELL (NAME)	United Carolina Bank (NAME)	18-7-120
205 Charleston Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3347 (STREET ADDRESS)	GO 12150
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Wilmington, NC 28406 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George F. Schwarz and wife, Delores Adams Schwarz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL A. HASSELL and wife, KIMBERLY J. HASSELL,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

LAND in Davidson County, Tennessee being Lot No. 70 on the Plan of Charleston Square Subdivision, Section Two, as of record in Book 5200, page 133, said Register's Office.

SAID Lot No. 70 fronts 90.0 feet on the northeasterly side of Charleston Drive and runs back 172.2 feet on the southeasterly line and 184.80 feet on the northwesterly line to a line in the rear which measures 90.88 feet thereon.

Being the same property conveyed to George F. Schwarz and wife, Delores Adams Schwarz by deed from Ralph E. Barnes and wife, Judy E. Barnes of record in Book 6571, page 884 Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5398, page 674 and Book 5439, page 204, said Register's Office.

LEONARD W. BALLOU and wife, GENEIVA W. BALLOU joint in this conveyance to convey any and all right, title and interest, including all marital and homestead rights, which they may have in and to the within described property by virtue of an unrecorded contract.

3821 05/08 0101 03CHECK 301.85

This is unimproved ( ) improved (XX) property, known as 205 Charleston Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of March 19 89

George F. Schwarz

Delores Adams Schwarz

Leonard W. Ballou

Geneiva W. Ballou