BILL GARRETT, Davidson County
Trans:T20150049631 DEEDQC
Recvd: 06/22/15 13:10 4 pgs
Fees:27.00 Taxes:0.00
20150622-0059461

FROM:	TO:
NANCY J. LUCAS, DEVISEE	ANDRA J. HEDRICK, TRUSTEE

AND

FROM:	TO:
ANDRA J. HEDRICK, TRUSTEE	NANCY J. LUCAS

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Nancy J. Lucas 1124 Greenfield Avenue Nashville, TN 37216-2709	New Owner	072 03 0 280.00

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Nancy J. Lucas
Affiant

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

Lynne B Jervis
Notary Public

LYNNE B JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 3-6-18 Commission Expires MAR 6, 2018

FOR AND IN CONSIDERATION FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and for the express purpose of evidencing title to

the herein described property inherited from my father, C. F. Lucas, **I, NANCY J. LUCAS,** devisee of certain real property inherited from my father, under the terms of his Last Will and Testament dated April 15, 1977 and admitted to probate in Davidson County, Tennessee, by these presents do hereby quitclaim unto **ANDRA J. HEDRICK, TRUSTEE**, her successors and assigns, all right, title and interest, the following described tract or parcel of land, to wit:

The improved property known as 1124 Greenfield Avenue, Nashville, TN 37216, as further described in Exhibit A attached hereto.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I the said **ANDRA J. HEDRICK, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all right, title and interest unto **NANCY J. LUCAS**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 22nd day of June, 2015.

Nancy J. Lucas
NANCY J. LUCAS

Andra J. Hedrick, Trustee
ANDRA J. HEDRICK, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 22nd day of June, 2015.

Lynne B. Jervis
Notary Public

My Commission Expires: 3-6-18

LYNNE B JERVIS
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDRA J. HEDRICK TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of June, 2015.

Lynne B. Jervis
Notary Public

My Commission Expires: 3-6-18

LYNNE B JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Being the same property, located in Davidson County, Tennessee, and conveyed to C. F. Lucas and wife, Ruth Lucas, as tenants by the entirety, by deed dated December 10, 1930, from P.J. Stumb and wife, Elizabeth Stumb, of record in Book 866, Page 440, Register's Office for Davidson County, Tennessee.

The said Ruth Lucas died March 1977, whereupon sole ownership of the property vested in C.F. Lucas by right of survivorship.

The said C.F. Lucas died July 1986, leaving a Last Will and Testament admitted to probate and of record with the probate court of Davidson County, Tennessee. Under said will, the property was devised to the Nancy Lucas, the grantor herein.

C. F. Lucas is also sometimes known as Charles F. Lucas, Sr. Ruth Lucas is also sometimes known as Ruth J. Lucas. Nancy Lucas is also sometimes known as Nancy J. Lucas.

This is improved real property located at 1124 Greenfield Avenue, Nashville, Tennessee.