QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150054822 DEEDQC
Recvd: 07/07/15 15:37 2 pgs
Fees:12.00 Taxes:0.00
20150707-0065881

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO DOLLARS ($0.00).

Affiant

Subscribed and sworn to before me on this 25th day of June, 2015.

Notary Public

My commission expires: 7/2/2018

AMANDA PEDIGO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

This instrument was prepared by:

Law Office of Steve Gibson, PLLC
4205 Gallatin Pike
Nashville, Tennessee 37216

Name and Address of New Owner:

Vivian Lynn Chapman
2606 Neldia Court
Nashville, TN 37206-2600

Person Responsible for Taxes: New Owner

Vivian Lynn Chapman

Map/Parcel: 72-14
Tax ID Number: 072-14-0-023.00

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of ten dollars, I, **James Alton Warren**, hereby convey, remise, release and forever quitclaim unto **Vivian Lynn Chapman**, her successors, heirs, and assigns, the following described real property in Davidson County, Tennessee, being an improved tract or parcel of land located at 2606 Neldia Court, Nashville, Tennessee 37206, in the Neldia Heights Subdivision of Davidson County, State of Tennessee, which is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Neldia Heights, of record in Plat Book 2663, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carles Warren (also known as Charles Warren) and wife, Betty Warren, by deed from Minna Simpson and Mary Evelyn Davis, of record in Book 5167, page 340, dated March 27, 1974, said Register's Office. The said Charles Warren having since died, leaving the said Betty Warren as the surviving tenant by the entirety; and the said Betty Warren having since died on or about December 22, 2014; the subject property passed to Wanda Robertson, James A. Warren, Charles E. Warren, Jr., Vivian Lynn Chapman and Jill Annette Warren, as evidenced by that certain Affidavit of Heirship of record as Instrument No. 20150707-0065878, said Register's Office.

And now, I, **James Alton Warren**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby convey, remise, release and forever quitclaim unto **Vivian Lynn Chapman**, her successors, heirs, and assigns, said real property, hereinabove described and set forth, to which reference is hereby made, and said property is subject to the same limitations, restrictions and encumbrances as may effect the premises, as set forth above.

WITNESS my hand this 25th day of June, 2015.

James Alton Warren

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **James Alton Warren**, the bargainor with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee on this 25th day of June, 2015.

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public
My Commission expires: 7/2/2018