BILL GARRETT, Davidson County
Trans:T20150055734 DEEDQC
Recvd: 07/09/15 15:23 2 pgs
Fees:12.00 Taxes:0.00
20150709-0066934

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

STATE OF TENNESSEE
COUNTY OF Davidson

TERRY PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration is $0.00

Affiant Ann D Lovelace

Subscribed and sworn before me, this the 30 day of June, 2015.

Notary Public
My Commission Expires: 03/07/17

Address of New Owner:	**Send Tax Bills To:**	**MAP/PARCEL:**
Michael J. Walker		
8384 Merrymount Drive	Same as New Owner	127-00-0-175.00 &
Nashville, TN 37221		127-00-0-192.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **ANN D. LOVELACE, an unmarried woman,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **MICHAEL J. WALKER AND CYNTHIA D. WALKER, husband and wife,** (hereinafter referred to as "**GRANTEES**") their Heirs and Assigns, in and to the following described tract of land:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Tract One:

Land in Davidson County, Tennessee, BEING Lot No. 2 on the Plan of Selby Subdivision of record in Book 4955, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Tract One being a portion of the property conveyed to Nedra L. Selby by Warranty Deed, dated August 7, 2008, from Nedra L. Selby, Trustee, or her successors in trust, under the revocable Selby Living Trust, dated July 30, 1999, of record in Instrument No. 20080811-0082374, Register's Office for Davidson County, Tennessee.

Tract Two:

BEING THE 2.08Ac. +/- parcel of land as shown on the Resubdivision of Parcel 100, Map 127, of record in Book 5210, page 100, Register's Office for Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning at a monument in the West of R.O.W. of Merrymount Road, said point being in a fence line common to the Duvall property; thence along R.O.W. with a curve to the right, having a radius of 360.00', a distance of 113.54" to a concrete monument; thence continuing with a curve to the left having a radius of 480.00'; a distance of 74.26" to an iron pin; thence with a line common to the Selby property on the South N 83°32'30" W 595.49" to an iron pin; thence N 6°40'19" W 135.75' to an iron pin in a fence line; thence along said fence line S 83°45'40" E 720.82' to the point of beginning and containing 2.083Ac.+/-.

Tract Two being the same property conveyed to Nedra L. Selby by Warranty Deed, dated August 7, 2008, from Nedra L. Selby, Trustee, or her successors in trust, under the revocable Selby Living Trust, dated June 30, 1999, of record in Instrument No. 20080811-0082375, Register's Office for Davidson County, Tennessee.

Tract One and Tract Two being the same property conveyed to Michael J. Walker and Cynthia D. Walker, husband and wife, and Ann D. Lovelace, an unmarried woman, by Warranty Deed from Nedra L. Selby, unmarried, dated July 3, 2013, of record in Instrument No. 20130709-0070532, as corrected in Instrument No. 20130904-0093302, Register's Office for Davidson County, Tennessee.

Tract One is improved property known as 8384 Merrymount Drive, Nashville, TN 37221.
Tract Two is unimproved property known as 8380 Merrymount Drive, Nashville, TN 37221.

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

IN WITNESS WHEREOF, this document was executed this 30 day of June 2015.

Ann D Lovelace
ANN D. LOVELACE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANN D. LOVELACE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of June, 2015.

Notary Public

My Commission Expires: 03/07/17

TERRY PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.