BILL GARRETT, Davidson County
Trans:T20150057429 DEEDQC
Recvd: 07/15/15 12:39 3 pgs
Fees:17.00 Taxes:0.00
20150715-0069000

Commitment Number: 343107
Seller's Loan Number: _____

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
BOBBY JAMES FUGATE II, _____

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07605013400

QUIT CLAIM DEED

This is a deed between parent and child or grandparent and grandchild and is exempt from transfer tax pursuant to KRS 142.050 (7)(l).

BOBBY J. FUGATE and **BRENDA S. FUGATE**, husband and wife, whose mailing address is 152 General Nelson Richmond, Ky. 40475, hereinafter grantor, as a gift without consideration paid, quit claims to **BOBBY JAMES FUGATE II**, hereinafter grantee, whose tax mailing address is 801 Stoner Mill Hermitage, Tn. 37076, the following real property:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as Lot No. 2 on the Plan of Section 1, Stoner Mill, as shown by plat of record in Plat Book 6900, Page 824-825, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed from Greg Oosterink and Nancy Oosterink, husband and wife to Bobby J. Fugate II, as described in Inst# 20080114-0003789, Dated 01/10/2008, Recorded 01/14/2008 in DAVIDSON County Records.

Tax ID: 07605013400

Being the same property conveyed to **BOBBY J. FUGATE II**, by deed from Greg Oosterink and Nancy Oosterink recorded as Instr.# **20080114-0003789** in **Davidson** County, Tennessee, Records.

Property Address is: 801 STONER MILL LANE, HERMITAGE, TN 37076

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

~~TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.~~ BBJ BJF

Prior instrument reference: **20080114-0003789**

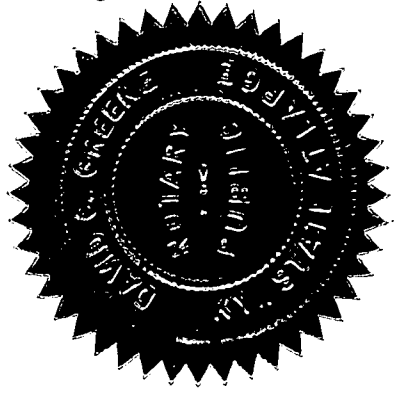
Executed by the undersigned on July 14, 2015:

Bobby J. Fugate
BOBBY J. FUGATE

Brenda S. Fugate
BRENDA S. FUGATE

STATE OF Kentucky
COUNTY OF MADISON

The foregoing instrument was acknowledged before me on 7-14-, 2015 by **BOBBY J. FUGATE** and **BRENDA S. FUGATE**, who is personally known to me or has produced Driver's Licenses as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.



David C. Greene
Notary Public
Expires: 9-27-2017
ID # 498093

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$0 No money exchanged.

Bobby J Fugate
Affiant

Subscribed and sworn before me, this 14th day of July, 2015.

David C. Greene
Notary
Commission expires: 9-27-2017
KY ID # 498093

DAVID C. GREENE NOTARY PUBLIC KY. STATE AT LARGE