TENNESSEE QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
RABIN P. NIMMO, ATTORNEY AT LAW, 315 DEADERICK STREET, SUITE 100, NASHVILLE, TN 37238

ADDRESS NEW OWNER AS FOLLOWS:

JULIE M. TUCKER

108 CRYSTAL COURT

NASHVILLE, TN 37207

BILL GARRETT, Davidson County
Trans:T20150060288 DEEDQC
Recvd: 07/23/15 13:47 2 pgs
Fees:12.00 Taxes:0.00
20150723-0072464

SEND TAX BILLS TO:

Mortgage

MAP & PARCEL NUMBERS

Wells Fargo Home
MAP 32-9
PO BOX 14547

PARCEL 6
Des Moines, IA
50536-4547
10D-03039

For and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which Is hereby acknowledged, **Dewey C. Tucker,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julie M. Tucker,** hereinafter called the Grantee, her heirs and assigns, all his interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 131, Section 2, Timbertrail, of record in Book 5200, Page 333, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Arthur Broncaccio and wife, Arlene R. Broncaccio, by deed from William J. Wiggs, Jr., and wife, Julie Elizabeth Wiggs of record in Book 7333, Page 444, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dewey C. Tucker and wife, Julie M. Tucker by deed from Arthur Broncaccio and wife, Arlene R. Broncaccio of record in Book 9571, Page 80, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 5740, Page 74; and Book 5915, Page 111, said Register's Office.

This conveyance is subject to public utility and drainage easement, utility anchor easement, and minimum building setback line of record in Book 5200, Page 333, said Register's Office.

This is improved property known as 108 Crystal Court, Nashville, Tennessee 372107.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

~~To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.~~

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESSES NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ATTORNEY RABIN P. NIMMO SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

Witness my hand this the 8-18 day of July, 2015.

Dewey C. Tucker
DEWEY C. TUCKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **DEWEY C. TUCKER,** the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2015.

Jeri D Bess
NOTARY PUBLIC
My commission expires: August 17-2015

JERI D. BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $0.00.

Julie M. Tucker
AFFIANT

Subscribed and sworn to before me this the 18 day of July, 2015.

Jeri D Bess
NOTARY PUBLIC
My commission expires: August 17- 2015

JERI D. BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY