QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150062054 DEEDQC
Recvd: 07/29/15 08:39 2 pgs
Fees:12.00 Taxes:0.00
20150729-0074419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The 2711 Sunset Place Revocable Trust	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
1920 Adelicia Street, Suite 300	P.O. Box 100100	10415009900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Atlanta, GA 30348	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMES RUSSELL LAUDERDALE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **RICK FISHER, AS TRUSTEE OF THE 2711 SUNSET PLACE REVOCABLE TRUST, DATED JULY 20th, 2015,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, WITH FULL POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE TRANSFER OR ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 16 ON THE MAP OF SUNSET PARK SUBDIVISION, OF RECORD IN BOOK 332, PAGE 132, SAID REGISTER'S OFFICE.

SAID PART OF LOT NO. 16 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF SUNSET PLACE, FORMERLY B STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES 160.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAMES RUSSELL LAUDERDALE, BY WARRANTY DEED FROM JANET (SHOWN IN ERROR AS JENEK) K. LECORNU AND SPOUSE, MARK A. LECORNU, OF RECORD IN INSTRUMENT NUMBER 0349078, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED SEPTEMBER 11, 1997.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is
( ) **unimproved**
(X) **improved**

property known as **2711 Sunset Place, Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 20th day of July, 2015.

X _____
James Russell Lauderdale

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 20th day of July, 2015.

_____
Notary Public

My Commission Expires: 5/8/18

MATTHEW G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212