BILL GARRETT, Davidson County
Trans:T20150072089 DEEDQC
Recvd: 08/25/15 14:29 2 pgs
Fees:12.00 Taxes:0.00
20150825-0086001

QUITCLAIM DEED

Jeffrey McGruder, II

Name & Address of Property Owner

1407 Lipscomb Street

Street Address or Route Number

Brentwood, Tennessee 37027

81-15-83

City State P.O. Zip Map-Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$-0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF April 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Affiant
Subscribed and sworn before me this the
25 **Day of** August, 2015.
Brandi Wells, **Deputy Register**

NOTARY PUBLIC

My Commission Expires:_____

FOR AND IN CONSIDERATION of the sum of ten and 0/100 ($10.00) cash in hand paid by the hereinafter grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher McGruder and Geena McGruder by these presents do remise, release, convey and Quitclaim unto **Jeffrey McGruder, II** all our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to wit:

Land in Davidson County, Tennessee, being Lot No.83 on the map of S.A. Champions Subdivision of record in Book 161, page 132, Registers\'s Office for said County.

Said lot No. 83 fronts 50 feet on the easterly side of 22nd Avenue North and runs back between parallel lines 154.7 feet, more of less, to an alley.

Being the same property conveyed to Charles E. McGruder, unmarried by Warranty Deed from Sherri Webster (now Stevenson) and Joy Ivy of record in Book 10089, page 338 Register's Office for Davidson County, Tennessee. Also, being the same property vested in Geena McGruder and Christopher McGruder by Last Will and Testament of Charles E. McGruder under Docket No. 15P-1034, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is an improved property known as 1412 22nd Avenue North, Nashville, TN 37208.

IN WITNESS WHEREOF we have hereunto set our hands on the 30th day of April 2015.

Christopher McGruder **Geena McGruder**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of March 2015, before me personally appeared **Christopher McGruder and Geena McGruder** to me known to be the person (s) described in (or proved to me on the basis of satisfactory evidence) and who executed the forgoing instrument and who acknowledged the execution of the same to be their free act and deed.

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

NOTARY PUBLIC

My Commission Expires: 1-9-18

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

This Instrument Prepared With Information Provided By The Parties By:

Robert Greene, Attorney
208 Third Avenue North, Suite 500
Nashville, TN 37201
(615) 596-0712