WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1719
Condition DB.

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150074189 DEEDQC
Recvd: 09/01/15 10:02 2 pgs
Fees:12.00 Taxes:0.00
20150901-0088512

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) &(E) (2003).

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard J. Wangler 625 HARPETH PKWY E Nashville, TN 37221	Same	142 15 0 051.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Stephanie Wangler**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Richard J. Wangler**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Lying in Davidson County, TN, and being a portion of a parcel of property (parcel 14215011700) as described in instrument no. 20061121-0144759 at the Register's Office of Davidson County, TN (R.O.D.C.) and being more particularly described as follows:

Beginning at a point at the northwest corner of Lot 10 of Harpeth Valley Park Subdivision, Section 1 as recorded in book 3600, page 93, R.O.D.C.; thence from said point of beginning with the west line of Lot 10 South 27 degrees 15 minutes 33 seconds East 83.30 to a point at the southwest corner of Lot 10; thence on a new line South 77 degrees 38 minutes 52 seconds West 115.55 feet to a new iron rod in a west line of the larger tract of which this is a part; thence with said west line North 31 degrees 45 minutes 31 seconds West 71.14 feet to an old iron rod; thence with a south line of the larger tract of which this is a part North 77 degrees 24 minutes 59 seconds West 124.97 feet to a new iron rod; thence on a new line North 10 degrees 33 minutes 08 seconds East 100.06 feet to an old iron rod at the southwest corner of Lot 14 of Harpeth Valley Park Subdivision, Section 1; thence with the south line of Lot 14, Lot 13 and Lot 12 South 77 degrees 28 minutes 19 seconds East 197.61 feet to an old concrete monument; thence with a west line of Lot 12 of said subdivision South 27 degrees 15 minutes 33 seconds East 50.00 feet to the point of beginning and containing 0.64 acre.

Being the same property conveyed to Richard J. Wangler by Quitclaim Deed from Larry B. Felts, Trustee, filed on 06/06/2008, at Instrument No. 20080606-0058463, Davidson County Register of Deeds.

Witness my hand this 27 day of August, **2015**:

/Stephanie Wangler
Stephanie Wangler

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 **Stephanie Wangler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of August, **2015**:

Notary Public

My Commission Expires: _____

