(1)

THIS INSTRUMENT WAS PREPARED BY ~~and~~
~~PLEASE RETURN TO~~:
WILLIAM N. BENJAMIN JR., ATTORNEY AT LAW
211 Third Ave. North
Nashville, Tennessee 37201

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

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 or tax 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:	Map & Parcel #'s:
Patricia Henderson 633 Nawakwa Trail Nashville, TN 37115	Owner at Owner's Address	81-16-614

For and in consideration of the sum of $10.00 (ten dollars and zero cents), cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Anthony Wayne Keeton Jr.**, hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Patricia Henderson aka Patricia Bolden**, hereinafter called the Grantee, all her heirs and assigns, all of his right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the south twenty-five (2) feet of Lot No. 30 on the Map of Dr. B. W. Hall's Addition, as of record in Book 17, page 261, Register's Office for said County.

Said part of Lot No. 30 fronts twenty-five (25) feet on the easterly side of 11th Avenue, North and runs back between parallel lines 152.9 feet to an alley.

Being the same property conveyed to Anthony Wayne Keeton, Jr. by Patricia Bolden aka Patricia Henderson by Quitclaim Deed dated August 15, 2012 and recorded August 17, 2012 of record Instrument No. 20120817-0074082 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Bolden by Final Decree Confirming Sale of which the subject property was divested out of Buford F. Drake, Et Ux, of record in Book 11119, page 963, Register's Office for Davidson County, Tennessee.

This property is subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property known as **1028 11th Avenue North, Nashville, TN 37208.**

Witness my hand this 11th day of September 2015:

Anthony Wayne Keeton, Jr.

BILL GARRETT, Davidson County
Trans:T20150077818 DEEDQC
Recvd: 09/14/15 10:55 1 pgs
Fees:12.00 Taxes:0.00
20150914-0092910

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantee, the bargainor **Anthony Wayne Keeton, Jr.**, 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 11th day of September 2015:

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2-4-2019

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS 0.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 11th day of September 2015.

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2-4-2019