THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 11909
PARCEL: 027.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Tonya Flannery, Donnie Wauford & Greg Wauford
300 Collier Ave.
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20150080520 DEEDQC
Recvd: 09/22/15 10:06 2 pgs
Fees:12.00 Taxes:0.00
20150922-0096127

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, Morgan Edward Rye, Jr. and David D. Rye, Grantors, by these presents do hereby quitclaim and convey unto Tanya Flannery, Donnie Wauford and Greg Wauford, Grantees, their successors and assigns all of our interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Part of Lot 17 in the Sub-division of the Tanksley Property on the Nolensville Road, a Plan of which Sub-division if of record in Book 547, Page 56, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 50 feet on the Northerly side of Collier Avenue and runs back Northerly between parallel lines 153 feet to an alley. The said property begins at a point on the Easterly line of the said Tanksley Property at a distance of 318 feet Southerly from the Timmons Lake and runs Westerly from thence at right angles to said Easterly line of the Tanksley Property 50 feet to a point; thence Northerly at right angles 153 feet to a 15 foot alley; thence Easterly at right angles 50 feet to the said Easterly line of said Tanksley Property; thence 153 feet Southerly with the said Easterly line of said Tanksley Property to the beginning.

Being the same property conveyed to Carol Wauford Rye by Quitclaim Deed from Donnie Wauford and Carol Wauford of record in Instrument No. 20040413-0041385 and by Quitclaim Deed from David B. Lyons dated 10/24/91 of record in Book 8501, Page 369, Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No. 20150922-0096126.

This is (X) improved ( ) unimproved property known as: 300 Collier Avenue, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hands on the 11th day of ~~July~~ August, 2015.

Morgan Edward Rye, Jr.

David D. Rye

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Morgan Edward Rye, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of ~~July~~ August, 2015.

Notary Public

My Commission Expires: 12-6-2016

STATE OF Kentucky
COUNTY OF Mercer

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David D. Rye, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of July, 2015.

REBECCA J. WINBURN
Notary Public-State at Large
KENTUCKY - Notary ID # 519072
My Commission Expires October 04, 2018

Notary Public

My Commission Expires: 10/04/2018

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 30 day of July, 2015.

REBECCA J. WINBURN
Notary Public-State at Large
KENTUCKY - Notary ID # 519072
My Commission Expires October 04, 2018

Notary Public

My Commission Expires: 10/04/2018