Davidson County	DEEDQC
Recvd: 10/08/15 10:34	3 pgs
Fees:17.00 Taxes:0.00	
20151008-0102712	

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 5th day of October, 2015.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

NOTARY PUBLIC
My Commission Expires: 10/2/17

ADDRESS OF NEW OWNER:
Arthur Dalton and Diane M. Dalton
601 Old Hickory Blvd, #76
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map & Parcel: 171-03-0-B-272.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **April Dalton Cheek, f/k/a April Dalton, married,** Grantor, does hereby quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Arthur Dalton and Diane M. Dalton, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 34 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Arthur Dalton and Diane M. Dalton, husband and wife, and April Dalton, an unmarried woman, from Alison L. Effinger McMahan f/k/a Alison L. Effinger, by Warranty Deed, of record in Instrument No. 20110913-0071122, Register's Office for Davidson County, Tennessee.

This is improved property known as 601 Old Hickory Blvd, #76, Old Hickory, TN 37027.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 5th day of October, 2015.

April Dalton Cheek

** Said property being used for investment only and has never been the marital residence of Grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, April Dalton Cheek, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 5th day of October, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

