THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File: 15095442**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 7 day of ~~October~~ NOV, 2015. Notary Public My Commission Expires: 5-3-19

PHILLIP M. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Michael Wichmann 1039 Mulberry Way Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 050030B03100CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Michael Wichmann, an unmarried man, and Eric Matracia, an unmarried man, tenants in common with right of survivorship,** hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey unto **Michael Wichmann, unmarried** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Mulberry Downs, Phase I, as of record in Plat Book 6900, Page 940, and amended in Plat Book 7900, Pages 84-86, Register's Office for said County, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Michael Wichmann, an unmarried man, and Eric Matracia, an unmarried man, tenants in common with right of survivorship by Warranty Deed from Rufus Ferrell Lowe, Jr, a married man, recorded on the 11th day of February, 2005 in Instrument No. 20050211-0015815 as refiled in Instrument No. 20050218-0018708, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1039 Mulberry Way Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20150095642 DEEDQC
Recvd: 11/10/15 09:21 2 pgs
Fees:12.00 Taxes:0.00
20151110-0114246

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Nov. IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of ~~October~~, 2015.

Michael Wichmann

Eric Matracia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Wichmann**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of ~~October~~ Nov 2015.

Notary Public

My Commission Expires: 3/16/18

JENNIFER DANNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric Matracia**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of ~~October~~ Nov 2015.

Notary Public

My Commission Expires: 5-8-17

PHILLIP M. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY