THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 1st day of September 2015. Notary Public My Commission Expires: March 04, 2019

KEVIN L. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
GRAHAM COUNTY
Commission Expires 03-04-2019

QUITCLAIM DEED

Address New Owner: John R. Hilley and Kira Jay Hilley 1016 Clifton Lane Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Parcel ID No. 118-09-0-013.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN R. HILLEY** ("Grantor"), by these presents, does hereby quitclaim and convey unto **JOHN ROBERT HILLEY AND KIRA JAY HILLEY, HUSBAND AND WIFE,** and its successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Plan of O.F. Noel's Subdivision called "Noelton" not of record, being described as follows:

Beginning on the northerly margin of Clifton Lane, formerly 4th Avenue, at the southeast corner of the property conveyed to Albert Fletcher Harman and wife, by deed from Caliasta B. Munthey, of record in Book 1372, page 672, Register's Office for said County. thence with said Harman's easterly line northwardly 200 feet to the southerly boundary line of a subdivision of parts of Blocks 10 and 11 on the Plan of Noelton, not of record; thence with said boundary line; eastwardly 128 feet to the northwest corner of the property conveyed to Walter C. Tanksley by deed from Albert W. Hutchison and wife, of record in Book 682, page 549, said Register's Office; thence with said Tanksley's westerly line southwardly 202 feet to the northerly margin of Clifton Lane, thence with same westwardly 128 feet to the beginning.

Being the same property conveyed to JOHN HILLEY AND WIFE, JANET HILLEY, A/K/A JOHN H. HILLEY AND WIFE, JANET C. TUCK HILLEY, by deed from CURTIS L. ALLEN, UNMARRIED, of record as Instrument No. 20010502-0045084, dated April 23, 2001, said Register's Office. Then being further conveyed to JOHN HILLEY, by Quitclaim Deed from JANET HILLEY, of record as Instrument No. 20080211-0013568, dated February 8, 2008, said Register's Office.

This is improved property, known as: **1016 Clifton Lane, Nashville, TN 37204.**

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

BILL GARRETT, Davidson County
Trans:T20150096315 DEEDQC
Recvd: 11/12/15 12:36 2 pgs
Fees:12.00 Taxes:0.00
20151112-0114990

Witness my hand this the 18th day of Sept, 2015, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

By: _____
JOHN R. HILLEY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State John R. Hilley, 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 18 day of Sept, 2015.

_____
Notary Public
My commission expires: March 4th, 2019

KEVIN L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 03-04-2019