Davidson County DEEDQC
Recvd: 11/12/15 13:50 3 pgs
Fees:17.00 Taxes:0.00
20151112-0115089

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Sean G. Austin and Rachael L. Austin
1018 N 6th Street
Nashville, TN 37207

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 082 04 0; Parcel No. 114

THIS INSTRUMENT made and entered into on this the 12 day of October, 2015, by and between, **SEAN G. AUSTIN AND WIFE, RACHAEL L. AUSTIN F/K/A RACHAEL L. GAWRY** ("Grantors"), and **SEAN G. AUSTIN AND RACHAEL L. AUSTIN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being the southerly 19-1/3 feet of Lot No. 129 and the northerly 15-1/3 feet of Lot No. 130 in Sharpe & Crutcher's Addition to Edgefield, now East Nashville, as of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front together 32-2/3 feet on the westerly side of Sixth Street and run between parallel lines 165 feet to an alley.

BEING the same property conveyed to Sean G. Austin, unmarried, and Rachael L. Gawry, unmarried, by Warranty Deed from Ernest McClain and Michael Grant dated January 8, 2014 and filed for record January 17, 2014 in Instrument No. 20140117-0004789, Register's Office of Davidson County, Tennessee. Sean G. Austin and Rachael L. Gawry having since married, she is now known as Rachael L. Austin.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 1018 N 6th Street, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the 28th day of October, 2015.

Sean G. Austin

Rachael L. Austin f/k/a Rachel L. Gawry

STATE OF TENNESSEE)

COUNTY OF ~~RUTHERFORD~~ Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sean G. Austin and wife, Rachael L. Austin f/k/a Rachel L. Gawry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at _____, this 28 day of October, 2015.

Notary Public

My Commission Expires:_____

MICHAEL G. LINDSETH, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires Aug. 20, 2019

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF ~~RUTHERFORD~~ Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 28th day of Oct, 2015.

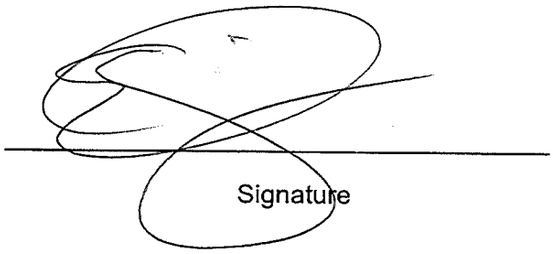
Notary Public

My Commission Expires: _____

MICHAEL G. LINDSETH, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires Aug. 20, 2019

Certificate of Authenticity

I, Emily Hopkins, do hereby make oath that I am a licensed attorney and/or 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.



Signature

State of Tennessee

County of Davidson

Personally appeared before me, Katie L. Bell, a notary public for this county and state, Emily Hopkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katie L Bell

Notary's Signature

My Commission Expires: May 20, 2019

Notary's Seal (If on paper)

