THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File: 15095415**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13 day of November, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150098567 DEEDQC
Recvd: 11/19/15 13:56 2 pgs
Fees:12.00 Taxes:0.00

20151119-0117544

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: William Blaufuss, III 3604 MEADOWBROOK AVE Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 10405025700

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, **William F. Blaufuss, III and wife, Sarah A. Fairbank,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **William F. Blaufuss, III and wife, Sarah A. Fairbank and William F. Blaufuss, II and Mary Ann Blaufuss, husband and wife** 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. 464 on the Plan of Richland Realty Company's Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William F. Blaufuss, III and wife, Sarah A. Fairbank by Warranty Deed from Lisa Beth Schultz and husband, Michael Barth Bressman, recorded on the 18th day of February, 2003 in Instrument No. 20030218-0020955, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3604 Meadowbrook Avenue Nashville, TN 37205.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2015.

William F. Blaufuss, III

Sarah A. Fairbank

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William F. Blaufuss, III** and **Sarah A. Fairbank** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018