BILL GARRETT, Davidson County
Trans:T20150100121 DEEDQC
Recvd: 11/24/15 15:16 2 pgs
Fees:12.00 Taxes:0.00
20151124-0119354

This Instrument Prepared By:
Georgina K. Hughes, Attorney
P.O. Box 2195
Mt. Juliet, TN 37121

Map & Parcel: 119 01 0 186.00
Improved

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Karen F Walker, Affiant
Subscribed and sworn before me this the
24 Day of NOV, 2015
Abbey Lutz, Deputy Register

QUIT CLAIM DEED

FOR AND IN GOOD CONSIDERATION of the sum of **TEN DOLLARS AND ZERO CENTS, ($10.00),** cash in hand paid to the undersigned, **BRYAN NELSON FERGUSON,** and other good and valuable considerations, the receipt of which is hereby acknowledged, the said **BRYAN NELSON FERGUSON,** on this 17 day of [redacted] November, 2015 does hereby transfer, conveys, remises, releases and forever quitclaims unto **KAREN FERGUSON WALKER,** heirs and assigns, any and all of his right, title, and interest, marital or otherwise, in and to the following described real estate situated in Davidson County, State of Tennessee, described as follows to-wit:

BEING a certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 7 of Block "B" on the map of the First Mortgage Bond Company's Subdivision of part of Block "B" Overhill City Subdivision as of record in Book 843, Page 28, Register's Office for said county. Said Lot No. 7 fronts 50 feet on the westerly side of Burbank Avenue and runs back 134.4 feet more or less on the northerly line and 134.3 feet more or less on the southerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to A. J. Linx by deed from independent Life Insurance Company of record in Book 866, page 145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Grimes Ferguson and wife Pearl Elizabeth Ferguson, from A.J. Linx and wife Lola Linx of record in Book 1151, page 442, Register's Office of Davidson County, Tennessee.
Current Source of Title # 20150722-0071800
THIS PROPERTY IS KNOWN AS: 2207 Burbank Avenue, Nashville, Tennessee

New Owner
Karen F. Walker
219 Oak Hill Dr.
Lebanon, TN 37087

Tax Bills
Karen F Walker
219 Oak Hill Dr.
Lebanon, TN 37087

This conveyance is subject to any and all existing restrictions and easements of record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE FROM ATTORNEY GEORGINA K. HUGHES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

WITNESS MY SIGNATURE on this the 17 day of November, 2015.

Bryan Nelson Ferguson

BRYAN NELSON FERGUSON

STATE OF Georgia
COUNTY OF Jackson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, Bryan Nelson Ferguson with whom I am personally acquainted, and who acknowledged to me that he executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 17 day of November, 2015.

Ashley Powers

NOTARY PUBLIC

My Commission Expires: 04/29/2019

ASHLEY POWERS NOTARY PUBLIC BARROW COUNTY GEORGIA EXPIRES APR. 29, 2019