Davidson County	DEEDQC
Recvd: 12/15/15 14:41	3 pgs
Fees:17.00 Taxes:0.00	
20151215-0126068	

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
2500 21st Avenue, Suite 102
Nashville, TN 37212
(615) 371-2299

HILARY MONSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
David Lunn	**SAME**	**11905021400**
212 Lutie Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Richard Oliver Lunn and James Daniel Lunn,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **David Lunn,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 28 on the Map of Re-subdivision of Lots 4, 5, 6, 7, 8, 9, in Block 27, Lots 2, 3, 5, 6, in Block 26 and Block 23 and 24, Cumberland Nurseries, of record in Plat Book 161, Page 139, Register's Office, DavidsonCounty, Tennessee.

Said Lot No. 28 fronts 50 feet on the Northerly margin of Lutie Street and extends back between parallel lines, 180 feet to a dead line in the rear whereon it measures 50 feet.

Being the same property conveyed to James Upchurch, Jr. et ux Jo Ann Upchurch by Warranty Deed from Isabel Carter Allen and husband, Ernest Allen, recorded on the 21st day of October, 1977 in Deed Book 5212, Page 631, in the Register's Office of Davidson County, Tennessee. The said James Upchurch, Jr. having since died and property was vested to Jo Ann Upchurch. The said Jo Ann Upchurch having since died on October 18, 2011. By Last Will and Testament of Jo Ann Upchurch property was left to her heirs. The said heirs being James Daniel Lunn, Richard Oliver, Lunn and David Lunn.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

Property located at: **212 Lutie Street, Nashville, TN 37210**

Witness my hand this 11 day of December, 2015.

Richard Oliver Lunn

James Daniel Lunn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Oliver Lunn and James Daniel Lunn**, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at office this 11th day of December, 2015.

Notary Public

My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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

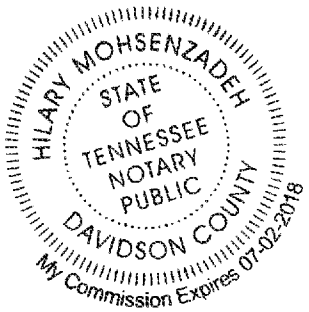
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).