QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150109627 DEEDQC
Recvd: 12/29/15 14:02 2 pgs
Fees:12.00 Taxes:0.00

20151229-0130631

P-PRM-15-310-T

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 18TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17

(AFFIX SEAL)

SHAUNNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
LAFAYETTE RICHARDSON & JUDITH RICHARDSON	new owner	
(NAME)	(NAME)	
310 MANCHESTER AVE		**083-02-0-310.00**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lafayette Richardson, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lafayette Richardson and wife, Judith Richardson,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Map of Brownsville of record in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, and shown on a plan of Subdivision of a part of Lot No. 5 on the plan as of record in Book 161, page 67, Register's Office for said County.

Beginning as a point in the East margin of Manchester Avenue, at the northwest corner of the property conveyed to B.W. Gannon, et ux, of record in Book 1634, page 375, Register's Office for Davidson County, Tennessee, said point being 267 feet North of Benjamin Street; thence with Gannon's North line, Easterly 200 feet, more or less, to the West with Gannon's North line, Easterly 200 feet more or less to the West margin of an alley, being 267 feet 6 inches North of Benjamin Street; thence with the margin of said alley, Northerly 91.7 feet to a point; thence Westerly 64 feet to a point; thence Southerly 1.7 feet; thence Westerly 136 feet, more or less, to the East margin of Manchester Avenue; thence with the margin of same, Southerly 90 feet to the beginning.

Being the same property conveyed to Lafayette Richardson, unmarried by Warranty Deed from Michael W. O'Neill, unmarried and Eric Crafton, married of record in Instrument No. 199912140302703 Register's Office for Davidson County, Tennessee, dated December 3, 1999 and recorded on December 14, 1999. Having since married, the said Lafayette Richardson does hereby execute this Quitclaim Deed to add his wife, the said Judith Richardson, to title.

This is **improved** property known as: **310 Manchester Avenue , Nashville, Tennessee 37206-2424**.

Witness my hand this the 18th day of December, 2015.

Lafayette Richardson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lafayette Richardson, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument the purposes therein contained.

Witness my hand and seal this the 18th day of December, 2015.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212