QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150110510 DEEDQC
Recvd: 12/31/15 13:34 2 pgs
Fees:12.00 Taxes:0.00

20151231-0131620

R-FFG-15-3849-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 24 DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
James L. Wilson and James Edwin Nance	new owner	
(NAME)	(NAME)	**061-10-0-117.00**
3849 Saunders Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2021		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES L. WILSON, A SINGLE MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES L. WILSON, A SINGLE MAN, AND JAMES EDWIN NANCE, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), 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 Lot No. 14 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Wilson by Quitclaim deed from Sandra Gunther, Executrix for the Estate of Eric H. Gunther and Trustee of the Testamentary Trust of Eric H. Gunther for the benefit of James Wilson, of record in Instrument No. 20140506-0038297, Register's Office for Davidson County, Tennessee, dated December 11, 2013 and recorded on May 06, 2014.

This is **improved** property known as: **3849 Saunders Avenue, Nashville, Tennessee 37216-2021**.

Witness my/our hand(s) this the 24 day of December, 2015.

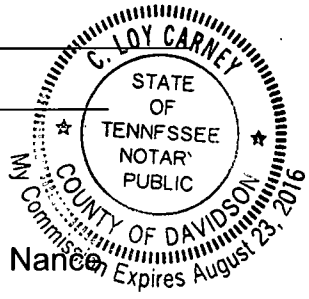
James L. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
James Wilson and James Nance
3849 Saunders Avenue
Nashville, TN 37216