**PREPARED BY AND RETURN TO:**
**Bridgehouse Title**
**342 Cool Springs Blvd., Suite 202**
**Franklin, TN 37067**

BILL GARRETT, Davidson County
Trans:T20160001442 DEEDQC
Recvd: 01/07/16 10:12 2 pgs
Fees:12.00 Taxes:0.00
20160107-0001549

**OATH:** I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 6th DAY OF January, 2016.

NOTARY PUBLIC
COMMISSION EXPIRES:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

**ADDRESS OF NEW OWNER:**
Duke & Duke, LLC
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

**SEND TAX BILLS TO:**
New Owner

**MAP/PARCEL:**
083-03-0-158.00

## QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Bryan D. Spicer,** married, (hereinafter referred to as "GRANTOR") does quitclaim and convey all of his right, title and interest to the hereinafter described property to **Duke & Duke, LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTEE"), its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being the South 60 feet of Lot No. 35 and the South 60 feet of the West 76 feet, more or less, of Lot No. 36 on the Map of W. S. Ashworth's Re-subdivision of Lot Nos. 47, 48, 29 and 50, Brownsville, of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee. Said parts of said Lot Nos. 35 and 36 front 60 feet on the Westerly side of Riverside Drive and run back between parallel lines, with the Northerly margin of Greenwood Avenue, 176 feet, more or less, to the dividing line between Lot Nos. 34 and 35. Included in the above description but expressly excluded therefrom as follows: Any property taken by Metropolitan Government of Nashville and Davidson County, Tennessee, as referred in Deed recorded in Book 6493, Page 316, said Register's Office.

Being the same property conveyed to Bryan D. Spicer by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated January 14, 2014 and recorded as Instrument No. 20140130-0008284, Register's Office for Davidson County, Tennessee.

Tax Parcel # 083-03-0-158.00.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 6th day of January, 2016.

**Bryan D. Spicer**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bryan D. Spicer**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of January, 2016.

Notary Public

My Commission Expires: _____

