BILL GARRETT, Davidson County
Trans: T20160003224 DEEDQC
Recvd: 01/13/16 11:21 3 pgs
Fees: 17.00 Taxes: 0.00
20160113-0003566

Return to:
Christopher B. Fowler
Tune Entrekin & White, P.C.
315 Deaderick St. Suite 1700
Nashville, TN 37238

ADDRESS NEW OWNER:	SEND TAX BILL TO:	Map/Parcel No.
William Galbreath	New Owner	072- 04-0-246.00
646 Cottonwood Drive		
Bowling Green, KY 42103		

This instrument prepared by: Christopher B. Fowler, Attorney at Law, Tune Entrekin & White, PC. 315 Deaderick, Suite 1700 Nashville, TN 37238. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00 cash in hand paid, the receipt of which is hereby acknowledged, I, James M. Galbreath, (hereinafter referred to as "Grantor") by these presents do hereby quitclaim and convey to William Galbreath, unmarried (hereafter referred to as the "Grantee"), all of my interest in a certain tract or parcel of land in Davidson County, Tennessee, as follows:

TRACT 1:

BEING the south one-half of Lot No. 28 of block E on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County. Said part of said lot fronts 50 feet on the easterly side of Ardee, formerly Mildred Avenue and runs back between parallel lines 175 feet to a dead line.

TRACT 2:

BEING the southerly 25 feet of the northerly half of Lot NO. 28 of Block E on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

SAID part of said lot No. 28 fronts 25 feet on the easterly side of Ardee, formerly Mildred Avenue, and runs back between parallel lines 175 to a dead line.

TRACT 3:

BEING the northerly 25 feet of Lot No. 28 of Block E on the Map of Country Club Estates, as of record in Book 843, Pate 95, Register's Office for said County.

SAID part of Lot No. 28 fronts 25 feet on the easterly side of Ardee, formerly known as Mildred Avenue, and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to James M. Galbreath and wife, Teresa Ann Galbreath, by deed of record in Instrument No. 20150421-0035255, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1421 Ardee Avenue, Nashville, Tennessee 37216.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 0
(
(
(
(Subscribed and sworn to before me
(this 13th day of January, 2016.
(
(
(
(My Commission Expires:

James M. Galbreath
Affiant

CHRISTOPHER B. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES:
JULY 2, 2018

TO HAVE AND TO HOLD the above described property unto WILLIAM GALBREATH, forever in fee simple.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 13 day of January, 2016

James M. Galbreath
JAMES M. GALBREATH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, JAMES M. GALBREATH whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 13th day of January, 2016.

Notary Public

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

My Commission Expires:_____