THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
William Rucker
4409 Taylor Road
Nashville, TN 37211

Send Tax Bills To:
SAME

Map & Parcel No.:
Map 147-08-002600

Davidson County DEEDQC
Recvd: 01/26/16 08:45 2 pgs
Fees:13.00 Taxes:35.15
20160126-0007196

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Sean Wells** ("Grantor") does hereby quitclaim and convey unto **William Rucker** ("Grantee"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a property described as follows:

Approximately 43 foot on the northern line; 101 on the easterly line; 37 feet on the southern line and 100 feet on the western line.
4405 Taylor Road
.013 acres
Map & Parcel 14708002600

Being the same property conveyed to Sean Wells, by Final Decree Confirming Sale from Four Star Realty Inv. Co., on September 17, 2012, of record in Instrument Number 20120917-0084178, Register's Office for Davidson County, Tennessee.

This is improved property known as **4405 Taylor Road, Nashville, TN 37211.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of January, 2016.

Sean Wells

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, **Sean Wells**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $9,500.00

AFFIANT

Subscribed and sworn to before me, this 25th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.