QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160007495 DEEDQC
Recvd: 01/28/16 10:55 2 pgs
Fees:12.00 Taxes:0.00
20160128-0008315

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Y-VRES-15-2005

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 23rd DAY OF ~~JANUARY, 2016~~ December 2015

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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 Stephen Neighbors	**New Owner**	
(NAME)	(NAME)	**083-14-0-088.00**
2005 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2053		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUZANNE BROOKS, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES STEPHEN NEIGHBORS, MARRIED,** hereinafter called the Grantee, his 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. 20 on the unrecorded plan of the Subdivision of the 50 Acre Tract of J.I.D. Hinds, Trustee, in East Nashville, described as follows:

Beginning at a point on the northerly margin of Russell Street 619.5 feet eastwardly from the easterly margin of South 19th Street; thence eastwardly along the northerly margin of Russell Street 68 feet to the westerly line of Shelby Park Golf Course; thence with said line northerly 160 feet to the southerly margin of an alley; thence westerly along the southerly margin of said alley 68 feet; thence southerly 160 feet to the beginning.

Being a part of the same property conveyed to James Stephen Neighbors, married by Warranty deed from Lucille Trusty Walker of record in Instrument No. 20031112-0165351, and Re-Recorded in Instrument No. 20050719-0083687 Register's Office for Davidson County, Tennessee, dated October 31, 2003 and recorded on November 12, 2003.

The purpose of this instrument is to convey any and all interest that Suzanne Brooks may have erroneously received in said property as result of a clerical error in the legal description in deeds filed for record in Instrument No. 20060201-0012325 and Instrument No. 20080416-0038544, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2005 Russell Street , Nashville, Tennessee 37206-2053**.

Witness my/our hand(s) this the 23 day of December, 2015.

Suzanne Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne Brooks, 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 23 of December, 2015.

Notary Public
My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212