QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160010276 DEEDQC
Recvd: 02/08/16 08:37 2 pgs
Fees: 12.00 Taxes: 0.00
20160208-0011601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Lauren N Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Lauren Nichole Weber & William Douglas Coffee, Jr.	**New Owner**	
(NAME)	(NAME)	**173 08 0A 131.00CO**
3068 Bluffhollow Gap		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **LAUREN NICHOLE WEBER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **LAUREN NICHOLE WEBER, AN UNMARRIED WOMAN, AND WILLIAM DOUGLAS COFFEE, JR., AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 113 ON THE FINAL PLAT, SECTION FOUR, DEER VALLEY, "CLUSTER LOT SUBDIVISION", OF RECORD IN INSTRUMENT NO. 20061012-0126729, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAUREN N. WEBER, UNMARRIED, BY WARRANTY DEED FROM ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, OF RECORD IN **INSTRUMENT NO. 20140909-0082538, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY**, TENNESSEE. THE SAID **LAUREN NICHOLE WEBER** IS ONE AND THE SAME AS THE SAID **LAUREN N. WEBER**.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **3068 Bluffhollow Gap, Cane Ridge, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 4th day of FEBRUARY, 2016.

LAUREN NICHOLE WEBER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 4th day of FEBRUARY, 2016.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212