This instrument prepared by:

Robert A. Anderson
2021 Richard Jones Road, Suite 120
Nashville, Tennessee 37215

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Marion Richards 4518 Baton Rouge Dr. Hermitage, TN 37076-1505	Same	05303041200

For and in consideration of the sum of One and 00/100---------($1.00)--------DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, MARION RICHARDS, Personal Representative for the Estate of Vinnie Fann Hartman, of Tennessee, hereinafter referred to as Grantor, by these presents, do hereby quitclaim and convey unto MARION RICHARDS, Beneficiary, hereinafter referred to as Grantee, her successors, heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot 40 on the Revised Plan of Section F, Village of Old Hickory, of record in Book 1424, page 131, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the easterly margin of Turner Street at the common corner of Lots 39 and 40; thence with the line between said lots easterly 105 feet to a corner of Lot 40; thence with the line between Lots 40 and 41, southerly 119 feet to a point in the northerly margin of 16th Street; thence with the margin of the same, westerly 80 feet to a concrete monument at the beginning of a curve; thence around said curve, in a northwesterly direction 39.3 feet to another concrete monument set in the easterly margin of Turner Street; thence with the margin of the same northerly 94.1 feet to the point of beginning.
>
> BEING the same property conveyed to Elton J. Hartman and wife, Vinnie F. Hartman, by deed from Douglas E. Ridings and wife, Jean Ladd Ridings of record in Book 3377, page 51, said Register's Office. Elton J. Hartman having died on May 15, 1978 and Vinnie F. Hartman having died on February 11, 2013 leaving a Will

BILL GARRETT, Davidson County
Trans:T20160012169 DEEDQC
Recvd: 02/12/16 15:41 3 pgs
Fees:17.00 Taxes:0.00
20160212-0013919

under which Marion Richards is named as her Personal Representative probated at Docket No. 13P265.

This property is being conveyed subject to restrictive covenants and easements of record in Book 1849, page 596, Said Register's Office.

This is improved property known as 1509 Turner Street, Old Hickory, Tennessee.

Witness my hand this 12th day of February, 2016.

Marion Richards, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2016.

Notary Public

My Commission Expires: 5/3/16

ROBERT A. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Robert A. Anderson, a Notary Public in and for said County and State, the within named Marion Richards, a bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2016.

Notary Public

My Commission Expires: 5/3/16

