Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20160014052 DEEDQC
Recvd: 02/19/16 15:15 3 pgs
Fees:17.00 Taxes:0.00

20160219-0016169

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO: owner	Send Tax Bills To:	Map & Parcel No.	
Carolyn D. Dale Attorney at Law 2550 Meridian Blvd. Suite 200 Franklin, TN 37067	John Ranney 1901 Eastside Ave. Nashville, TN 37206	John Ranney 1901 Eastside Ave. Nashville, TN 37206	094-020-178.00	Prepared without benefit of title review. Information contained in this deed was provided by the parties. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Ten Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MICHAELA RANNEY** does hereby Quitclaim to **JOHN RANNEY** any and all marital rights, title and interest in said real property as described below:

Land in Davidson County, Tennessee, being the Southerly 100 feet of Lot No. 114 on the plan of United Electric Railway Addition to East Nashville of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Ranney and Michaela Ranney, husband and wife, by Warranty Deed from Wilson Boyd, unmarried, joined by spouse, Neily Boyd, of record as Instrument No. 20130725-0077295 dated July 22, 2013, and recorded on July 25, 2013 Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is Improved property known as: **1901 Eastside Avenue, Nashville, TN 37206**

IN WITNESS WHEREOF I have hereunto set my hand on this the 22 day of February 2014.

Michaela Ranney
MICHAELA RANNEY

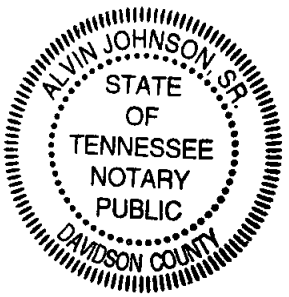
STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, ALVIN JOHNSON, SR, a Notary Public in and for said County, and State, the within named, **MICHAELA RANNEY**, 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 purpose therein contained.

Witness my hand on this the 22 day of FEBRUARY, 2014.

Notary Public

My Commission Expires: 11/6/2017



OATH OF CONSIDERATION

THE TRANSFER TAX ON THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED § 67-4-409(a)(3)(E). THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER , FOR THIS TRANSFER IS: $ -0-.

MICHAELA RANNEY

SUBSCRIBED TO AND SWORN TO BEFORE ME THIS THE 22 day of FEB, 2014.

Notary Public

My Commission Expires: 11/6/2017

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY