BILL GARRETT, Davidson County
Trans:T20160014164 DEEDQC
Recvd: 02/22/16 09:06 2 pgs
Fees:12.00 Taxes:0.00
20160222-0016332

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Cheryl Sebastian 524 Harold Prewett Drive Nashvhille, TN 37218	Cheryl Sebastian 524 Harold Prewett Drive Nashville, TN 27218	Map 70-1-0-A Parcel 12CO

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARION SEBASTIAN, JR., a widower (the "Grantor") hereby quitclaims and conveys to his daughter, CHERYL SEBASTIAN, a resident of Davidson County, Tennessee, her heirs and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 12, on the Plan of Final Plat, West Hamilton Place, of record in Instrument 20020807-0094807, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Ann Sebastian (now deceased) and husband, Marion Sebastian, Jr., by deed from Affordable Housing Resources, Inc. of record in Instrument 20021231-0162533, Register's Office for Davidson County, TN.

This is improved property known as 524 Harold Prewett Drive, Nashville, TN 37218.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 20 day of February 2016.

MARION SEBASTIAN, JR.

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $ 10.00 .

Cheryl Sebastian, Affiant

Sworn to and subscribed before me this 20 day of February, 2016.

Notary Public

BRYAN KEITH WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, MARION SEBASTIAN, JR.,with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of February, 2016.

Notary Public

BRYAN KEITH WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

My Commission Expires MAR. 7, 2017

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