BILL GARRETT, Davidson County
Trans:T20160014855 DEEDQC
Recvd: 02/23/16 14:07 2 pgs
Fees:12.00 Taxes:0.00
20160223-0017218

QUITCLAIM DEED

This instrument was prepared by:
WALTER RATTERMAN III [Name]
2553 JOHNSON RIDGE ROAD [Street or Postal Address]
ANTIOCH TENNESSEE 37013 [City, State, Postal Code]

Name and address of the new owner (the Grantee):	~~WALTER III~~ MARIE P. RATTERMAN 1501 WOODLAND POINTE DR. # 808 NASHVILLE TN 37214
Name and address of the Mortgagee (the holder of a mortgage loan):	WALTER III & MARIE RATTERMAN 2553 JOHNSON RIDGE RD. ANTIOCH TN. 37013
Tax map parcel number:	MAP 148-13-0 PARCEL 76.00
Mail tax bills to:	2553 JOHNSON RIDGE RD. ANTIOCH TN. 37013

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, WALTER RATTERMAN III, the Grantor, sell, transfer, and convey to MARIE P RATTERMAN, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: [*legal description*]

Being all of Lot No. 298 on the plan of Fairlane Park, Section III of record in Plat Book 2331, Page 145 & 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Thomas Douglas Paschall by Quitclaim Deed dated December 23, 2010 from M. H. Paschall, of record in Instrument Number 20101228-0102575, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO WALTER RATTERMAN III and Marie P. RATTERMAN by deed in Instrument # 20130705-0070005, R.O.D.C., TN.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book —, Page —— in the Register's Office of DAVIDSON County, Tennessee.

Taxes for the year _____ are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 23RD day of FEBRUARY, 2016

Walter Ratterman III
Grantor

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 23RD day of FEBRUARY, 2016 before me personally appeared WALTER RATTERMAN III, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: May 8, 2018.

STEPHEN JORDAN JAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2018

Affidavit of Value

STATE OF TN
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $100,300.*. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

(* divorce)

Walter Ratterman III
Grantee

Sworn to and subscribed before me this 23rd day of February, 2016.

Notary Public

My commission expires: May 8, 2018

STEPHEN JORDAN JAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2018