THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160016547 DEEDQC
Recvd: 02/29/16 15:33 2 pgs
Fees:12.00 Taxes:0.00
20160229-0019191

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Bruce A. Johnson, Jr. 1702 Villa Place Nashville, TN 37212	New Owner	104-08-0-390.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tiffany R. Johnson, an unmarried woman,** by these presents does hereby quitclaim and convey unto **Bruce A. Johnson, an unmarried man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the North 60 feet of Lot No. 61 on the Plan of O. B. Hayes Large Lots, called Rokeby of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 61 fronts 60 feet on the easterly side of Villa Street, and runs back between parallel lines 159.47 feet, more or less, to a point half way between said Street and 15th Avenue South.

Being the same property conveyed to Buford F. Drake and wife, Juanita S. Drake by Warranty deed from Luvada Maney of record in Book 2751, page 25, Register's Office for Davidson County, Tennessee, dated June 2, 1958 and recorded on June 2, 1958. Buford and Juanita Drake having since died Buford predeceasing Juanita. Juanita left this property to her grandchildren Bruce A. Johnson Jr. and Tiffany R. Johnson in her Will probated at Docket 06P784 in the Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Lerlie Cleveland, Trustee of Testamentary Trust f/b/o Bruce A. Johnson, Jr., a one-half undivided interest, as a tenant in common, and to Tiffany R. Johnson, individually, a one-half undivided interest, as a tenant in common by Executor's Quitclaim deed from Lerlie Cleveland, Executrix of the Estate of Juanita S. Drake of record in Instrument No. 20081208-0118522 Register's Office for Davidson County, Tennessee, dated August 3, 2008 and recorded on August 8, 2008.

Being the same property conveyed to Bruce A. Johnson, Jr., individually, a one-half undivided interest by Quitclaim deed from Lerlie Cleveland, Trustee of Testamentary Trust f/b/o Bruce A. Johnson, Jr. of record in Instrument No. 20110121-0005876 Register's Office for Davidson County, Tennessee, dated January 14, 2011 and recorded on January 21, 2011.

This improved property being known as 1702 Villa Place Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
25th day of February, 2016.

Bruce A. Johnson
Affiant

My commission expires: 7-2-18
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of February, 2016.

Tiffany R. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tiffany R. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2016.

Notary Public

My Commission expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018