QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160017266 DEEDQC
Recvd: 03/02/16 14:01 2 pgs
Fees: 12.00 Taxes: 0.00

20160302-0020040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Booker	**Same**	
(NAME)	(NAME)	
300 Raymond Street		**Map 133-1 Parcel 323**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **DOROTHY C. DEROSSETT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JAMES BOOKER AND DARLENE LUMPKIN, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING LOT NO. 62 ON THE PLAN OF SUNRISE HEIGHTS ADDITION AS OF RECORD IN BOOK 421, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BENNIE B. DEROSSETT AND WIFE DOROTHY C. DEROSSETT, BY WARRANTY DEED FROM H.W. GREENFIELD AND WIFE AUDREY ELIZABETH GREENFIELD, OF RECORD IN BOOK 5134, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED APRIL 7, 1977.

THE SAID BENNIE B. DEROSSETT HAVING SINCE DIED ON JANUARY 21, 1986 LEAVING SAID PROPERTY TO SURVIVING TENANT BY THE ENTIRETY, DOROTHY C. DEROSSETT.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **300 Raymond Street, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 1 day of March, 2016.

Dorothy C. DeRossett
By Judy K. Allison, Attorney in fact.
Dorothy C. Derossett
By Judy K. Allison, attorney in fact.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Judy K. Allison,** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Dorothy C. Derossett** and acknowledged that she executed the same as the free act and deed of the said **Dorothy C. Derossett.**

Witness my hand and official seal, this the 1 day of March, 2016.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212