QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160019477 DEEDQC
Recvd: 03/09/16 14:50 2 pgs
Fees: 12.00 Taxes: 0.00

20160309-0022756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Willa Dean Newbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Phillip Hogue	**Same**	
(NAME)	(NAME)	**12D-88800**
3803 Cravath Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **WILLA DEAN NEWBELL (FORMERLY KNOWN AS WILLA DEAN HOGUE)**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **PHILLIP HOGUE**, HEREINAFTER CALLED THE GRANTEE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 209 ON THE PLAN OF HAYNES MANOR, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 209 FRONTS 74.0 FEET ON THE WESTERLY SIDE OF CRAVATH DRIVE AND EXTENDS BACK BETWEEN LINES 100.0 FEET ON THE NORTHERLY LINE AND 105.0 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR WHICH IS A BROKEN LINE MEASURING A TOTAL OF 136.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND HOGUE AND WILLADEAN HOGUE, BY WARRANTY DEED FROM WILLIE M. APPLETON AND WIFE, EMMAJEAN APPLETON, OF RECORD IN BOOK NUMBER 4429, PAGE 183, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JULY 2, 1970.

THE SAID RAYMOND HOGUE HAVING SINCE DIED LEAVING WILLADEAN HOGUE (NOW KNOWN AS WILLA DEAN NEWBELL) AS THE SURVIVING TENANT BY THE ENTIRETY.

THE SAID WILLADEAN HOGUE AND WILLA DEAN NEWBELL BEING ONE AND THE SAME.

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 **3803 Cravath Drive, Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 7 day of March, 2016.

Willa Dean Newbell

Willa Dean Newbell (Formerly Known As Willa Dean Hogue)

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Willa Dean Newbell,** the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 7 day of March, 2016.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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