QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/11/16 09:05 4 pgs
Fees:22.00 Taxes:0.00
20160311-0023322

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
MANSON JOHNSON CONNER, PLLC
215 2ND AVE NORTH, NASHVILLE, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Robert B. Cruthcher 4778 Drakes Branch Road Nashville, TN 37218	Robert B. Cruthcher 4778 Drakes Branch Road Nashville, TN 37218	058110012.00 070010057.00

THIS INDENTURE, Made the 19th day of Februrary, 2016, between **Bernetta C. Crutcher** as party or parties of the first part, hereinafter called Grantor, and **Robert B. Crutcher** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Tract 1

Being Lot 19 on the plan of Gold Key Estates section 2, of record in Book 3842 Page 265 in said County said Lot 19 fronts 268.59 feet on the easterly margin of Drake Branch Road, and extends back 345 feet on the northerly line and 339.49 feet on the southerly line, to a line on the rear which measures 26.49 feet.

Being the same property conveyed to Robert A. Crutcher and wife Margaret P. Crutcher in Book 4846 Page 874 of record in said registers office. The said Margaret P. Crutcher having predeceased Robert A. Crutcher. The said Robert A. Crutcher having since died leaving his children Bernetta C. Crutcher and Robert B. Crutcher as his sole heirs at law.

This property is commonly known as **4778 Drakes Branch Rd., Nashville TN 37218**

Tract 2

Land in Davidson County, Tennesse being Lot 284 on the plan of Treppard Heights Subdivison, Section IV, as of record in Book 2854 Page 16 registers office for said County. Said Lot 284 fronts 160 feet on the southerly side of West Hamilton Ave and runs back 27408 feet on the easterly line and 294.2 feet on the westerly line to the center of Whites Creek and mesrues 161 feet there on.

Being the same property conveyed to Robert A. Crutcher and wife Margaret P. Crutcher in Book 4362 Page 108 of record in said registers office. The said Margaret P. Crutcher having predeceased Robert A. Crutcher. The said Robert A. Crutcher having since died leaving his children Bernetta C. Crutcher and Robert B. Crutcher as his sole heirs at law.

This property is commonly known as **3209 W. Hamilton Ave., Nashville TN 37218.**

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging thereto.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Bernetta C. Crutcher

The actual consideration or value whichever is greater, for this transfer is $0.00

AFFIANT

Notary Public

My Commission Expires: 5/8/17

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

STATE OF Washington, DC
COUNTY OF N/A)

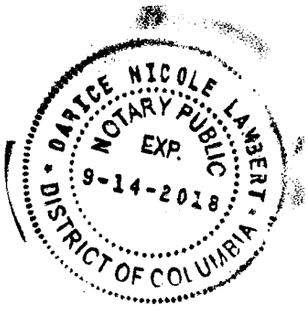
On this 19th day of February, 2016, before me personally appeared, **Bernetta C. Crutcher**, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Washington, DC this 19th day of February, 2016.

Notary Public

DARICE NICOLE LAMBERT
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires September 14, 2018

My Commission Expires:



Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE