Prepared By and Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Davidson

The actual consideration of true value whichever is greater is $0.00

Beth A. Wright
Affiant

Subscribed and sworn to before me, this 10th day of March, 2016.

Notary
Commission Expires: 2/27/2019

BILL GARRETT, Davidson County
Trans:T20160022340 DEEDQC
Recvd: 03/18/16 11:48 2 pgs
Fees:12.00 Taxes:0.00
20160318-0025896

GERI DENHERTOG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Beth Ann Wright, Phyllis Lea Dye 334 Blue Hills Drive Nashville, TN 37214	NEW OWNER	09503012000

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Raymond E. Falkenberry, Jr.,** has this day bargained and sold, and does hereby transfer and convey unto the said **Beth Ann Wright and Phyllis Lea Dye,** the Grantees herein, their (successors), heirs and assigns, all his right title and interest in certain real estate in Davidson County, Tennessee as follows:

LAND in Davidson County, Tennessee, being Lot No. 234 on the plan of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 234 is described as beginning at a point in the westerly margin of McGavock Pike the common corner of Lots No. 233 and 234; thence westerly with the line between said lots, 307 feet to a point in the easterly line of Lot No. 27; thence with line between said lots, 307 feet to a point in the easterly line of Lot No. 27; thence with the easterly line of Lots No. 27 and 28, southerly 93 feet to the common corner of Lots No. 234 and 235; thence easterly with the line between said lots, 307 feet to the westerly margin of McGavock Pike; thence wit the margin of said Pike, northerly 93 feet to the beginning.

*Being the same property, **(as to a 50% interest)** conveyed to Beth Ann Wright, Phyllis Lea Dye and Raymond E. Falkenberry, Jr., by Quitclaim Deed from Beth Ann Wright, Successor Trustee of the Raymond E. and Ruth G. Falkenberry Joint Revocable Living Trust, u/a/d March 30, 1999, dated March 23, 2012, and recorded April 2, 2012, of record in Instrument No. 20120402-0027569, in the Register's Office for Davidson County, Tennessee.*

***Note:** The remaining 50% interest in the herein described property is owned by Tolbert B. Atnip and wife, Billie S. Atnip, Trustees of the Atnip Joint Revocable Livng Trust Agreement U/A/D, August 11, 1998, by Quitclaim Deed of record in Book 11091, page 856, Register's Office for Davidson County, Tennessee.*

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim the Grantor has to said property and for the purpose thereof, make this conveyance to the Grantee..

This is improved (X) unimproved ( ) property, known as 246 McGavock Pike, Nashville, TN 37214.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of March, 2016.

Raymond E Falkenberry Jr
Raymond E. Falkenberry, Jr.

GERI DENHERTOG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s) **Raymond E. Falkenberry, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville (city) TN (state), this 10th day of March, 2016.

Geri Denhertog
Notary Public

My Commission Expires: 2/27/2019