BILL GARRETT, Davidson County
Trans:T20160025841 DEEDQC
Recvd: 03/31/16 08:36 2 pgs
Fees:12.00 Taxes:0.00
20160331-0030270

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203-A**<br>**Nashville, TN 37215**<br><br>**CRT FILE #: 16026440** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $-0-.<br>Affiant<br>Subscribed and sworn to before me, this 25 day of March, 2016.<br>Notary Public<br>My Commission Expires: |

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

## QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>William Hamburg and Brenda Hamburg<br>3630 Estes Road<br>Nashville, TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>116080Z00200CO |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brenda Hamburg, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **William Hamburg and Brenda Hamburg, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Lot No. 5 on The Townhomes of Bell Estates, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bell Estates of record in Instrument No. 20140709-0060417, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Music City Investments, LLC., formerly known as Investment Properties, LLC., pursuant to an Amendment to the Articles filed with the Tennessee secretary of state on September 19, 2014 to Brenda Hamburg, married, as recorded on the 30th day of December, 2015 in Instrument No. 20151230-0131280; General Warranty Deed from Land Development.com, Inc., a Tennessee corporation to Investment Properties, LLC, a Tennessee limited liability company, as recorded on the 11th day of August, 2014 in Instrument No. 20140811-0071935; being a portion of Warranty Deed from Margery D. Bell, unmarried to Land Development.com, Inc., a Tennessee corporation, as recorded on the 8th day of March, 2013 in Instrument No. 20130308-0023449 and a portion of Warranty Deed from

Margery D. Bell, as to a 50% interest, and Richard E. Cohen, Trustee of the Bell Family Trust, as to a 50% interest to Land Development.com, Inc., a Tennessee corporation, as recorded on the 8th day of March, 2013 in Instrument No. 20130308-0023448, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3630 Estes Road Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of March, 2016.

Brenda Hamburg

**Brenda Hamburg**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Hamburg** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of March 2016.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017