QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160027643 DEEDQC
Recvd: 04/05/16 14:05 3 pgs
Fees: 17.00 Taxes: 0.00

20160405-0032615

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 5 DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03/27/2020

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 E. Roberts and Shelly Roberts	**Same**	
(NAME)	(NAME)	
1402 Hawkins Street		**093-13-0316 and 092-02-0367**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **JAMES E. ROBERTS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JAMES E. ROBERTS AND WIFE, SHELLY ROBERTS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 133 FEET OF THE WESTERLY HALF OF LOT NO. 40 ON THE PLAN OF SIGLER'S ADDITION TO NASHVILLE, AS OF RECORD IN PLAN BOOK NO. 1, PAGE 4, CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 40 FRONTS 50 FEET ON THE NORHTERLY SIDE OF HAWKINS STREET AND RUNS BACK BETWEEN PARALLEL LINES 133 FEET, MORE OR LESS, TO THE SOUTH LINE OF BANKS PART OF SAID LOT, AND SUBJECT TO THE PRIVATE ALLEY MENTIONED IN THE DEED FROM W.E. FLY AND WIFE, TO OTHO C. BANKS AND WIFE, OF RECORD IN BOOK 550, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, AND ALSO MENTIONED IN THE DEED FROM W.E. FLY AND WIFE, TO C.W. MCCONNELL AND WIFE, OF RECORD IN BOOK 716, PAGE 467, SAID REGISTER'S OFFICE; AND BEING THE SAME PROPERTY CONVEYED TO THE HOME OWNERS' LOAN CORPORATION BY TRUSTEE'S DEED FROM W.B. MARR, SUBSTITUTE TRUSTEE, DATED DECEMBER 9, 1940,

AND RECORDED IN BOOK 1165, PAGE 237, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES ROBERTS, BY QUITCLAIM DEED FROM CARL G. ROBERTS, HEIR AT LAW TO SUSIE E. ROBERTS, DECEASED, OF RECORD IN INSTRUMENT NUMBER 20060307-0026071, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED FEBRUARY 27, 2006.

TRACT 2

BEING LOT NO. 13 OF BLOCK NO. 2, IN THE SUBDIVISION OF THE HEFFERNAN PLACE, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 138, R.O.D.C. SAID LOT FRONTS 50 FEET ON THE SOUTH SIDE OF HEFFERNAN STREET AND EXTENDS BACK SOUTHWARDLY BETWEEN PARALLEL LINES AND WITH THE WEST MARGIN OF ZOLA AVENUE 150 FEET TO AN ALLEY 15 FEET WIDE AND SHOWS 50 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. ROBERTS FROM VALERIE MATLOCK, MICHAEL MATLOCK, MICHELLE MORTON, LEONARD MORTON, AND VANESSA ROBERTS BY QUITCLAIM DEED, OF RECORD IN INSTRUMENT NUMBER 20060602-0065843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 23, 2006.

THE SAID JAMES E. ROBERTS AND JAMES ROBERTS BEING ONE AND THE SAME.

SHELLY ROBERTS JOINS IN ON THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE PROPERTIES.

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 1402 Hawkins Street, Nashville, TN 37203, and 2501 Meharry Blvd., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 17 day of March, 2016.

James E. Roberts

Shelly Roberts

STATE OF Tenn.)
COUNTY OF Hardeman)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James E. Roberts**, the within named bargainor, 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 and official seal, this the 17th day of ~~February~~ March A.L., 2016.

Notary Public

My Commission Expires: 6/23/19

ANGELA LOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HARDEMAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shelly Roberts**, 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 9 day of February, 2016.

~~Notary~~ Public

My Commission Expires:

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