QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160028449 DEEDQC
Recvd: 04/07/16 14:52 2 pgs
Fees:12.00 Taxes:0.00
20160407-0033553

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 4 DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: August 23, 2016
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Adrian Michael Wilson & Ronald Leonard Sanford	**New Owner**	
(NAME)	(NAME)	**11810001200**
838 Sutton Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **ADRIAN MICHAEL WILSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **ADRIAN MICHAEL WILSON, AN UNMARRIED MAN, AND RONALD LEONARD SANFORD, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, 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. 2 on the plan of Resubdivision of Lots 16, 17, and portions of 15 and 18: Block "E", Battlefield Estates, Section Two, of record in Book 5190, Page 638, Register's Office for said County.

SAID Lot No. 2 fronts 110.02 feet on the northerly margin of Sutton Hill Road and extends back 230.54 feet on the easterly line and 220.29 feet on the westerly line to a dead line in the rear, measuring 109.92 feet thereon.

Being the same property conveyed to Steven T. Smith and A. Michael Wilson, as joint tenants with right of survivorship, by Warranty Deed dated June 1, 1984 from Bueford M. Wood and wife, Iris Haden-Anthony Wood, recorded on June 5, 1984 in Book 6308, Page 796, Register's Office for Davidson County, Tennessee. The said Steven Thomas Smith having since died December 3, 1995, leaving A. Michael Wilson as surviving tenant by the entirety. Further being the same property conveyed to Marion M. Lane and Michael Wilson, both single persons as joint tenants with rights of survivorship by Quitclaim Deed from A. Michael Wilson, dated January 26, 1998, recorded on February 6, 1998 in Book 10785, Page 345, Register's Office for Davidson County, Tennessee. Further being the same property divested from Marion M. Lane (also known as Marion Michael Lane) and vested exclusively in Michael Wilson as shown in the Final Decree in the First Circuit Court for Davidson County, Tennessee at Nashville, Case No. 00C-707, also of record in Instrument No. 20100406-0025676, Register's Office for Davidson County, Tennessee. The said Adrian Michael Wilson does further acknowledge that he is one and the same as the said A. Michael Wilson and Michael Wilson herein.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **836 Sutton Hill Road, Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 4 day of April, 2016.

Adrian Michael Wilson

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adrian Michael Wilson, 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 4 day of April, 2016.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

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