Davidson County DEEDQC
Recvd: 04/13/16 14:41 4 pgs
Fees:22.00 Taxes:0.00
20160413-0035486

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Sara Hall Cetas
317 Blue Hills Dr
Nashville, TN 37214

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 095 070 0; Parcel 094.00

THIS INSTRUMENT made and entered into on this the 13th day of April, 2016, by and between **DIANNE HALL BARKSDALE** ("Grantor"), and **SARA HALL CETAS** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 54, the southerly one-half of Lot No. 53 on the Map of Merry Oaks, as of record in Book 1835, Pages 67 and 68, and part of Lot No. 1, on the Plan of Merry Oaks, Section 4, as of record in plan Book 2330, Page 128, Register's Office for Davidson County, Tennessee

BEGINNING on the Easterly margin of Blue Hills Road at the corner of Lot Nos. 54 and 55; thence with the line between said two lots, easterly 142.7 feet to a point in the westerly margin of Lot No. 1 on the Plan of Merry Oaks, Section 4; thence easterly 58.7 feet to a concrete monument which is S 6° 01' E 3.7 feet from the southwest corner of Lot 2 on the Plan of Merry Oaks, Section 4; thence N 6° 01' W 117.15 feet to a point which is 40.05 feet north of the common corners of Lot Nos. 53 and 54; thence westerly 200 feet to the easterly margin of Blue Hills Road; thence with the same southerly 120 feet to the beginning.

BEING the same property conveyed to James P. Hall and wife, Margaret J. Hall by deed from Robert H. Butler and wife, Lois V. Butler dated July 19, 1966 and filed of record in Book 4037, page 163, Register's Office for Davidson County, Tennessee. James P. Hall died January 10, 1984 title then vesting in Margaret J. Hall as surviving tenant by the entirety. Margaret J. Hall died testate on September 29, 2015. Pursuant to her Last Will & Testament the property was devised to James Jackson Hall, Dianne Hall Barksdale and Sara Hall Cetas, each a one sixth interest, and in Sara Hall Cetas, as Trustee of the Hall Family Trust established under the Will for the benefit of Michael Fleming Hall, a one-half interest. See Order of the Seventh Circuit Court for Davidson County, Tennessee Probate Division, at Nashville dated April 1, 2010, of record in Instrument No. 20100407-0026338, in the Register's Office for Davidson County, Tennessee admitting the will to probate and establishing a muniment of title to this real property.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 317 Blue Hills Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 13th day of April, 2016.

Dianne Hall Barksdale

DIANNE HALL BARKSDALE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Dianne Hall Barksdale, the 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 (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Pinnacle Bank, this 13th day of April, 2016.

Amber Church

Notary Public

My Commission Expires: July 8, 2019

AMBER CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 8, 2019

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Sara Hall Cetas
Affiant

Sworn to and subscribed before me this _____ day of April, 2016.

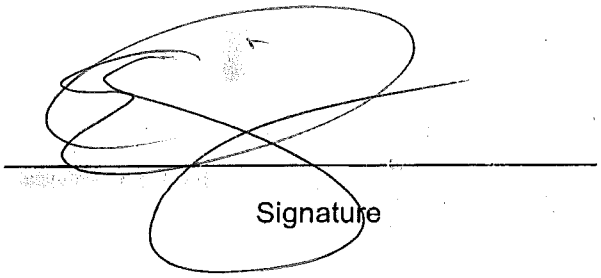
Amber Church
Notary Public

My Commission Expires: July 8, 2019

AMBER CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 8, 2019

Certificate of Authenticity

I, Emily Hopkins, 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, Katie L. Bell, a notary public for this county and state, Emily Hopkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katie L Bell

Notary's Signature

My Commission Expires: May 20, 2019

Notary's Seal (If on paper)

