BILL GARRETT, Davidson County
Trans:T20160031959 DEEDQC
Recvd: 04/19/16 12:30 3 pgs
Fees:17.00 Taxes:0.00
20160419-0037757

QUITCLAIM DEED

Grantee: MICHAEL HAMMER, JR.
308 SEQUOIA COURT
BOWLING GREEN, KENTUCKY 42104

Map & Parcel No.: 083 02 0 092.00

Send Tax Notice To: MICHAEL HAMMER, JR.
308 SEQUOIA COURT
BOWLING GREEN, KENTUCKY 42104

KNOW ALL MEN BY THESE PRESENTS that **MELBA JEAN HARDISON,** for and in consideration of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto Michael Hammer Jr., his heirs and assigns, her entire right, title and interest in and to a par act of land in Davidson County, Tennessee, described as follows:

S SIDE ROBERTS AVE W OF CHAPEL AVE; Deed Book and Page:

Current Source of Title: 20151023-0108096

This property is known as 1410 Roberts Avenue.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and this transfer is by Quitclaim, and no warranties of title are made or given.

WITNESS my hand this 18th day of April, 2016.

MELBA JEAN HARDISON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and said state, MELBA JEAN HARDISON, 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 this 18th day of April, 2016.

NOTARY PUBLIC

DEBBRA A VANATTA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

My Commission Expires: May 6, 2019

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee

Subscribed and sworn to before me this 18th day of April, 2016.

NOTARY PUBLIC

DEBBRA A. VANATTA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

My Commission Expires: May 6, 2019

This instrument was prepared by Frank J. Steiner,Attorney at Law, 2200 21st Avenue South, Suite 309, 37212-4929. Telephone 615-730-6090; fsteiner@franksteinerlaw.com.

Property Description:

Being part of Lot N. 8 on the map of Martha Martin Lands, in the old 18th District of Davidson County, Tennessee, of records in book 161 page 101, Register's Office for said county, and being known as the west 32 feet of Lot No. 3 and the east 49 feet of Lot no. 2 on the unrecorded map of part of said Lot no. 8, described according to a copy of a Survey thereof made by E. R. Southgate and Sons, as follows:

Beginning at a point in the south margin of Roberts Avenue, said point being 28 feet west of the corner of Lots Nos. 3 and 4; thence southerly parallel to the line between said Lots, 100 feet to a point which is 2 feet to a point; thence northerly 100 feet to the south margin of Roberts Avenue; thence with the margin of same, easterly 77 feet to the beginning.