QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160033915 DEEDQC
Recvd: 04/25/16 15:12 2 pgs
Fees:12.00 Taxes:0.00

20160425-0040132

R-FAMC-16-810-T

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 19th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL) MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard W. Lanius	new owner	
(NAME)	(NAME)	**025-16-0-001.00**
810 S Dickerson Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HELEN M. LANIUS, UNMARRIED,** hereinafter called the Grantor(s), and pursuant to **Final Decree of Divorce, Docket #14D2586, in the Third Circuit Court for Davidson County, Tennessee**, have bargained and sold, and by these presents do transfer and convey unto **RICHARD W. LANIUS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block A on the Plan of Goodlettsville Heights at Goodlettsville, Tennessee, not of record, described according to a survey made by J.R. Scott Surveyor, November 5th and 6th, 1946, as follows:

Beginning at a point on the easterly margin of the New Dickerson Pike at a point 458 feet south of the northwest corner of a tract of land owned by H.R. Drake, said point also being the northwest corner of Lot No. 4 on said Plan; thence, with the easterly margin of said Pike, North 19 deg. East 150 feet to the corner of Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3, eastwardly 548 feet to a point; thence, South 20 deg. West 150 feet to the northeast corner of Lot No. 4; thence with the line between Lots Nos. 3 and 4, westwardly 546 feet to the beginning.

Being the same property conveyed to Richard W. Lanius and wife, Helen M. Lanius by Quitclaim deed from Richard W. Lanius of record in Instrument No. 20091113-0104907 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 13, 2009.

This is **improved** property known as: **810 South Dickerson Road , Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 9th day of Feb., 2016.

Helen M. Lanius
Helen M. Lanius

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN M. LANIUS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of Feb., 2016.

Jennifer Smith
Notary Public
My Commission Expires: 3/6/18
(SEAL)

JENNIFER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Richard W. Lanius
810 S Dickerson Road
Goodlettsville, TN 37072