QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

BILL GARRETT, Davidson County
Trans: T20160035357 DEEDQC
Recvd: 04/29/16 09:18 1 pgs
Fees: 12.00 Taxes: 0.00

20160429-0041896

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 27th day of April, 2016.

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN. 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mary Anne Turner	Mary Anne Turner	Map 136
636 Lake Terrace Drive	636 Lake Terrace Drive	Group 14-0
Nashville, TN 37217	Nashville, TN 37217	Parcel 047.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Anne Turner, unmarried and Nicholas Daniel Turner, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mary Anne Turner , unmarried and Nicholas Daniel Turner and wife, Sara Lee Turner, as joint tenants*

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: *with rights of survivorship

BEING LOT NO. 47, ON THE PLAN OF CASTLEGATE, SECTION 1, OF RECORD IN PLAT BOOK 4460, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 47 FRONTS 90.39 FEET ON THE EASTERLY MARGIN OF LAKE TERRACE DRIVE AND EXTENDS BACK BETWEEN LINES 165.0 FEET ON THE NORTHERLY LINE AND 210.0 FEET ON THE SOUTHERLY LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 98.92 FEET.

BEING the same property conveyed to Mary Anne Turner, unmarried and Nicholas Daniel Turner, married by Quitclaim Deed from Mary Anne Turner, of record in Instrument 20140723-0065407, dated July 22, 2014, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 636 Lake Terrace Drive, Nashville, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of April, 2016.

Mary Anne Turner

Nicholas Daniel Turner

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 Mary Anne Turner and Nicholas Daniel Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.