39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #13-1188

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the undersigned **Michael Walker and Kristen Walker, husband and wife,** hereinafter called the **Grantor,** does hereby transfer and quitclaim unto **Michael S. Walker,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 106 and the northerly 10 feet of Lot No. 105 and the southerly 20 feet of Lot No. 107, on the Map of McEwen Place, as shown on the plat of record in Plat Book 332, page 133, in the Register's Office for Davidson County, Tennessee, and a portion of an abandoned alley, Bill No. 1147 of the Metropolitan Clerk's Office, Davidson County, Tennessee.

Said Lot and parts of said lots adjoin and front together 60 feet on the west side of Lakehurst Drive, formerly North Eighteenth Street and runs back between parallel lines 135.5 feet to an abandoned alley by Bill No. 1147.

Being the same property conveyed to Michael Walker and Kristen Walker, husband and wife, by deed from Homemakers, a Tennessee General Partnership comprised of Kelli Reeves d/b/a Emerald Properties and Office at Home Enterprises, Inc. dated May 9, 2013, of record as Instrument No. 20130514-0048541, Register's Office for Davidson County, Tennessee.

The Grantor hereby conveys and waives any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 408 Lakehurst Drive, Nashville, TN 37206.

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 THE EXECUTION HEREOF this 29 day of April, 2016.

Michael Walker

Kristen Walker

BILL GARRETT, Davidson County
Trans:T20160037614 DEEDQC
Recvd: 05/05/16 15:02 2 pgs
Fees:12.00 Taxes:0.00
20160505-0044766

State of TN)
County of Davidson)

On this 6th day of April, 2016, before me the undersigned, a Notary Public in and for said County and State, the within named Michael Walker, the bargainor(s), with whom I am personally

acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 29 day of April, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of TN)
County of Davidson)

On this 6th day of April, 2016, before me the undersigned, a Notary Public in and for said County and State, the within named Kristen Walker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 29 day of April, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of TN)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 0 .**

Affiant

Sworn and subscribed before me on this the 29 day of April, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael S. Walker 408 Lakehurst Drive Nashville, TN 37205	same	83-10-100.00