# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/7/19

(AFFIX SEAL)

CELINA JOYCE KRAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES BY:
**S. NIXON PRESSLEY, ATTORNEY**
**BENNETT & PRESSLEY, P.C.**
**1550 N. Mt. Juliet Road**
**Suite 111**
**Mt. Juliet, Tennessee 37122**
NO TITLE SEARCH PERFORMED
AND NO TAX ADVICE FURNISHED

| OWNER ADDRESS: | SEND TAX BILLS TO: | Map/Parcel ID Number: |
|---|---|---|
| Robert Selby<br>2525 Nonaville Road<br>Mt. Juliet, Tennessee 37122 | Same as Owner Address | 33-15 12.00 |

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JOHN A. SELBY,** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **DAVID N. SELBY, ROBERT SELBY AND RAYMOND F. SELBY, as tenants in common** (hereinafter called the "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**Being Lot No. 200 on the Plan of Primrose Acres, Section 3, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 200 fronts 108.54 feet on the westerly margin of Hamblen Drive and runs back between lines measuring 323.9 feet on the northerly side an 422.8 feet on the southerly side to a dead line in the rear, on which it measures 206.8 feet.**

**Being the same property conveyed to Gerald Raymond Selby and wife, Betty McClure Selby by Warranty Deed from Elishia C. Hoskins and wife, Annie Mae C. Hoskins, of record in Book 4316, Page 161, Register's Office for Davidson County, Tennessee.**

**The said Betty McClure Selby having predeceased Gerald Raymond Selby on January 1, 2007 and Gerald Raymond Selby having since passed away on June 22, 2014 leaving as his heirs at law Raymond F. Selby, David N. Selby, Robert Selby and John A. Selby.**

**This is improved property, known as 713 Hamblen Drive, Madison, Tennessee 37115.**

This conveyance is made subject to all planning, zoning and health department rules and regulations and all restrictions and easements of record, or items which a visual inspection of the property would reveal.

Property taxes for the current year have been settled between the parties and will be paid by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of April, 2016.

JOHN A. SELBY, Grantor

BILL GARRETT, Davidson County
Trans:T20160038030 DEEDQC
Recvd: 05/06/16 15:33 2 pgs
Fees:12.00 Taxes:0.00
20160506-0045380

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN A. SELBY,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of April, 2016.

NOTARY PUBLIC

My commission expires: 10/7/19

CELINA JOYCE KRAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

3) Mail to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067