QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10719
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cory Hipps (NAME)	**Same** (NAME)	
4463 Chandler Road (ADDRESS)	(ADDRESS)	**08107032400, 08107032300**
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN THOUSAND DOLLARS AND NO CENTS ($10,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM HIPPS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **CORY HIPPS**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, KNOWN AS PART OF LOT 33 ON SETTLES SUBDIVISION OF LOT NO. 7 OF WOODARD PLAN. LOT 33 FRONTS 33 1/3 FEET ON THE EASTERLY SIDE OF 14TH AVENUE NO. AND RUNS BACK BETWEEN PARALLEL LINES, 140 FEET TO AN ALLEY, AS OF RECORD IN BOOK 3506, PAGE 445.

TRACT 2:

BEING THE NORTHERLY 16 2/3 FEET OF LOT NO. 33 AND THE SOUTHERLY 16 2/3 FEET OF LOT NO. 35 ON THE PLAN OF W.S. SETTLES SUBDIVISION OF LOT NO. 7, WOODLAND PLAN, OF RECORD IN BOOK 57, PAGE 132, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HERE MADE FOR COMPLETE LEGAL DESCRIPTION.

SAID PARTS OF LOTS 33 AND 35 ADJOIN AND FRONT TOGETHER 33 1/3 FEET ON THE EASTERLY MARGIN OF 14TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTIES CONVEYED TO WILLIAM HIPPS, BY TRUSTEE'S DEED FROM SAM J. MCALLESTER, III, SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NUMBER 20060123-0008372, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED APRIL 9, 2004.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans:T20160038069 DEEDQC
Recvd: 05/06/16 15:45 2 pgs
Fees:12.00 Taxes:37.00
20160506-0045388

This is
(X) unimproved
( ) improved

property known as **1910 14th Avenue North, Nashville, TN 37208, and 1912 14th Avenue North, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 5 day of May, 2016.

William Hipps

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Hipps**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 day of May, 2016.

Notary Public

My Commission Expires:

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212