THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, STE. 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Ben Anderson Flatt, Jr. and Paige Morris Flatt
6780 Autumn Oaks Drive
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel: 181-10-0A-079.00-CO

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of May, 2016.

Notary Public

My Commission Expires:
9-10-2018

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BEN ANDERSON FLATT, SR.**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENCE DO HEREBY CONVEY TO **BEN ANDERSON FLATT, JR AND PAIGE MORRIS FLATT**, HUSBAND AND WIFE, HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit A.

THIS IS ✓IMPROVED PROPERTY KNOWN AS: 6780 Autumn Oaks Drive, Brentwood, TN 37027.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 8th day of May, 2016.

Ben Anderson Flatt, Sr.

BILL GARRETT, Davidson County
Trans:T20160039624 DEEDQC
Recvd: 05/12/16 10:17 2 pgs
Fees:12.00 Taxes:0.00
20160512-0047309

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 **BEN ANDERSON FLATT, SR.**, the Grantor, 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 8th day of May, 2016.

My commission expires: 9-10-2018

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of First Revision Final Plat Phase Two Autumn Oaks Subdivision of record in Plat Book 11700, Page (s) 64 and 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ben Anderson Flatt, Jr and Paige Morris and Ben Anderson Flatt, Sr. by Warranty deed from Kunu Kaushal and Jill Kaushal of record in Instrument No. 20130515-0048841 Register's Office for Davidson County, Tennessee, dated May 07, 2013 and recorded on May 15, 2013.

