QUITCLAIM DEED

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 12 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Brendan Walter (NAME)	**Same** (NAME)	
800 Fairwin Avenue (ADDRESS)	(ADDRESS)	**07209028000**
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRENDAN WALTER AND KRISTEN REILLY, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BRENDAN WALTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST PARTS OF LOTS NOS. 43, 44 AND 45 ON THE PLAN OF ESKRIDGE SUBDIVISION OF PART OF THE W.B. FRANKLIN PROPERTY OF RECORD IN PLAT BOOK 547, PAGE 52, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID PARTS OF SAID LOTS NOS. 43, 44 AND 45 FRONT 50 FEET ON THE SOUTHERLY SIDE OF FAIRWIN AVENUE AND RUN BACK BETWEEN LINES 175 FEET, MORE OR LESS, ON THE EAST LINE AND 175.3 FEET ON THE WEST LINE, ALONG THE EAST MARGIN OF THE RIGHT-OF-WAY OF THE L&N RAILROAD, TO A DEAD LINE ON WHICH THEY MEASURE 59.4 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BRENDAN WALTER AND KRISTEN REILLY, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM JULIA E. RIZZO, A SINGLE WOMAN, OF RECORD IN INSTRUMENT NUMBER 20150909-0091384, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED SEPTEMBER 4, 2015.

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:T20160040572 DEEDQC
Recvd: 05/16/16 10:28 2 pgs
Fees:12.00 Taxes:0.00

20160516-0048403

This is
( ) unimproved
(X) improved

property known as **800 Fairwin Avenue, Nashville, Tennessee 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 12 day of May, 2016.

Brendan Walter

Kristen Reilly

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brendan Walter**, 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 11 day of May, 2016.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristen Reilly**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2016.

Brian D. Mitchell

Notary Public

My Commission Expires:

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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