Davidson County DEEDQC Recvd: 05/23/16 15:09 2 pgs Fees:12.00 Taxes:0.00 **20160523-0051596**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00 Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF May, 2016. (Affix Seal) Notary Public My Commission Expires: 11/16/2019

QUITCLAIM DEED

27757

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Kathleen Hale McClellan
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TENNESSEE 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kathryn G. Caldwell and Jesse A. Felker and Mary Alice Felker	Farmington Mortgage	
3903 Trimble Rd.	2002 Richard Jones, Suite 300A	Map/Parcel 13007010400
Nashville, TN 37215	Nashville, TN 37215	

For and in consideration of the sum of Ten Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, KATHRYN G. CALDWELL, unmarried, hereinafter called the Grantor, hereby Quitclaim and convey unto KATHRYN G. CALDWELL AND JESSE A. FELKER AND MARY ALICE FELKER, as joint tenants with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, all of my right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 21 on the Final Plat, of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W.B. Southgate, Surveyor as follows:

Beginning on the southerly margin of Trimble Road at the northeast corner of the property conveyed to Harry A. Wilk and wife by deed from Kate T. Sharber of record in Book 1320, page 682, Register's Office for said county, being the corner of Lots Nos. 20 and 21; thence with the line between said two lots and the easterly line of said Wilk property, southwardly 334 feet to the common corner of Lots Nos. 16, 17, 20 and 21; thence with the line between Lots Nos. 16 and 21, Eastwardly 100 feet to the common corner of Lots Nos. 15, 16, 21 and 22; thence with the line between Lots Nos. 21 and 22, northwardly 344 feet to the southerly margin of Trimble Road; thence with said road, westwardly 100 feet 6 inches to the beginning.

Being the same property conveyed to John F. Caldwell, III and wife, Katheryn G. Caldwell by Warranty Deed from S.E. Stafford, Jr. Guardian of the estates of Brandy Marie May and Ashley Anne May of record in Book 5756, page 958, Register's Office for Davidson County, Tennessee AND being the same property conveyed to Kathryn G. Caldwell by Special Warranty Deed from John F. Caldwell III of record in Book 7675, page 333, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3903 Trimble Rd. Nashville, Tennessee 37215.

Witness my/our hand(s) this 17th day of May, 2016.

Kathryn G. Caldwell

Kathryn G. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kathryn G. Caldwell, the within named bargainor, 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, at office, this 17th day of May, 2016.

Notary Public

My commission expires: 12-6-2016

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

