THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
(615) 371-2299

LORENE PEACH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-11-2017

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0.00-

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public
MY COMMISSION EXPIRES: 9-11-17

# QUITCLAIM DEED

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Eric Taylor<br>1747 16th Avenue N<br>Nashville, TN 37208 | "New Owner" | 081-11-0-235.00 |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, I **Phillip Taylor, unmarried**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim all of my right, title and interest, unto, **Eric Taylor, unmarried**, hereinafter called the Grantee(s), my right, title and interest, unto, hereinafter referred to as Grantees, their Heirs and Assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 353, on the Plan of McGavock, Wetmore and Others Second Addition called the Addition to the Town of McGavock, of record in Plat Book 21, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 353 fronts 50 feet on the Westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Phillip Taylor, unmarried by Warranty Deed from Gennie Dawson Dillard of record in Instrument No. 20131230-0130676 Register's Office for Davidson County, Tennessee, dated December 06, 2013 and recorded on December 30, 2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at 1747 16th Avenue N, Nashville, TN 37208.

Witness my hand this .

Phillip Taylor

BILL GARRETT, Davidson County
Trans: T20160044367 DEEDQC
Recvd: 05/26/16 09:12 1 pgs
Fees: 12.00 Taxes: 0.00
20160526-0052955

State of Tennessee
County of Williamson

Personally appeared before me Phillip Taylor, unmarried, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this .

Notary Public
My Commission Expires: 10/23/2016

JANE C. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2016