RETURN & RECORD TO:
SIMPLIFIED SEARCH AND ESCROW
1517 HUNT CLUB BLVD
GALLATIN, TN 37066

BILL GARRETT, Davidson County
Trans: T20160046426 DEEDQC
Recvd: 06/02/16 10:22 2 pgs
Fees: 12.00 Taxes: 0.00
20160602-0055504

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 25 day of May, 2016.

Rachel A. Uselton
Notary Public

My commission expires: 11/5/2018

RACHEL A USELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIMPLIFIED SEARCH AND ESCROW
1517 HUNT CLUB BLVD
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Luke Brown	**NEW OWNER**	**10416003400**
2205 18th Avenue South	**SAME**	
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **John M. Rutledge,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Luke Brown and wife, Katelyn Rutledge Brown** herein called "GRANTEE(S)", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 16, Lenox Place, as shown on plat of record in Plat Book 161, page 171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katelyn Rutledge and Luke Brown, both unmarried and John M. Rutledge, married, all as tenants in common with rights of survivorship by Warranty Deed from Dane C. Honhart and wife, Abigail C. Honhart dated 04/08/13 and recorded on 04/10/13 in Instrument No. 20130410-0035537, said Register's Office for said county.

This is **improved** property known as **2205 18th Ave S, Nashville, TN 37212**

WITNESS my/our hand(s) this 25 day of May, 2016.

John M Rutledge

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **John M Rutledge,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of May, 2016.

Rachel A. Uselton
Notary Public

My Commission Expires: 11/5/2018

RACHEL A USELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY