QUITCLAIM DEED	**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

THIS INSTRUMENT WAS PREPARED BY:
GEORGE H. THOMPSON, III, ATTORNEY
1326 ROSA L PARKS BLVD, NASHVILLE, TN 37208

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.:**
Mrs. Barbara Caruthers **912 Waldkirch Avenue** **Nashville, TN 37204**	**Mrs. Barbara Caruthers** **912 Waldkirch Avenue** **Nashville, TN 37204**	**Map 105-13** **Par. 355**

FOR LOVE AND AFFECTION AND GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Patsy Avant, GRANTOR, have this day bargained and sold by these presents do hereby quitclaim unto Barbara Caruthers (GRANTEE) herein, her heirs and assigns, all my rights, title and interest in the following described real estate situated in Davidson County, Tennessee. The property is described as follows, to wit:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

Being Lot No. 51 on the Map of Waldkirch's Subdivision, as of record in book 421, page 90, Register's Office for said county. Said lot No. 51 fronts 50 feet on the northerly side of Waldkirch Avenue and runs back 155 feet on the easterly line and 156. 1 feet on the westerly line to an alley, and shows 50 feet thereon.

Being the same real property conveyed to Hattie Lee Perkins by deed from James W. Dorton and wife, Kathryn W. Dorton, of record in book 3898 page 639, Registers Office for Davidson County Tennessee.

This conveyance is made subject to easement for 39-inch sewer No. 281-A as shown on the plans in the Office of the City Engineer of the City of Nashville.

THIS IS PROPERTY KNOWN AS 912 Waldkirch Avenue, Nashville, TN 37204

Hattie Lee Perkins is deceased; Patsy Avant is an heir.

BILL GARRETT, Davidson County
Trans:T20160055642 DEEDQC
Recvd: 06/29/16 15:43 2 pgs
Fees:12.00 Taxes:0.00
20160629-0066612

IN WITNESS WHEREOF, PATSY AVANT (Grantor) has hereunto set my signature on the date indicated below.

Patsy Avant
PATSY AVANT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 30th day March, 2016, before me personally appeared **PATSY AVANT, GRANTOR,** 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.

Charles E. Avant
NOTARY PUBLIC

My Commission Expires: **My Commission Expires: April 8, 2017**

CHARLES E. AVANT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is ($-0-) DOLLARS.

Barbara Carruthers
AFFIANT

GURGE H. THOMPSON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SUBSCRIBED and **SWORN** to before me on this the 29th day of June, 2016.

Gurgle H. Thompson
My Commission Expires: January 9, 2018