QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 05-06-2019

(AFFIX SEAL)

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

THIS INSTRUMENT WAS PREPARED BY
Adam G. LaFevor
513 3rd Avenue South
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua Baxter and Bryan Byrnside	F&M BANK	105-7-4-D-1.00 CO
(NAME)	(NAME)	
504 Hamilton Avenue	50 FRANKLIN STREET	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	CLARKSVILLE, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOSHUA BAXTER**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **JOSHUA BAXTER AND BRYAN BYRNSIDE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER COLLECTIVELY CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF HIS INTEREST, IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, Homes at 506 and 504 Hamilton, as shown on the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20151022-0107772, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua Baxter by Warranty Deed from Build Nashville DB2, LLC, at Tennessee limited liability company, of record as Instrument No. 20160405-0032654 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 504 Hamilton Avenue, Nashville, Tennessee 37203

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 30 day of June, 2016.

JOSHUA BAXTER

BILL GARRETT, Davidson County
Trans:T20160056568 DEEDQC
Recvd: 07/01/16 14:11 1 pgs
Fees:12.00 Taxes:0.00
20160701-0067890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within JOSHUA BAXTER, 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 30 day of June, 2016.

Commission expires: 5/5/20

Notary Public