BILL GARRETT, Davidson County
Trans:T20160058298 DEEDQC
Recvd: 07/08/16 11:29 5 pgs
Fees:27.00 Taxes:0.00
20160708-0070063

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/Parcel**
Debra B. Rice 706 Neill Avenue Nashville, TN 37206	SAME	082 08 0 041.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION the sufficiency of which is hereby acknowledged, we, **LARRY M. BABB, LANNY L. BABB, DORA BABB, TORI BABB, MICHAEL W. BABB, CELESTE MARTINE BABB LARIBO** and **DALE M. BABB, SR.**, GRANTORS, do hereby quitclaim and convey unto **DEBRA B. RICE**, GRANTEE, all of our rights, title and interests in our property described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

BEING a part of the northerly 40 feet of the southerly 85 feet of Lot No. 2 on the Map showing Lot fronting 75 feet on Neill Avenue, formerly Fite Street, surveyed off the south part of Block "B", and Lot containing 1-1/2 acres surveyed off the north part of Block "A" and fronting 174.4 feet on the west side of said Avenue in the Subdivision of the Love-McFerrin Tract, as of record in Book 421, Page 114 Register's Office for Davidson County, Tennessee, and being a part of Block "B", described as follows:

BEGINNING at a point on the westerly margin of said Avenue, 45 feet north of the common corner of Lots Nos. 1 and 2 in said Plan; thence with the westerly margin of said Avenue, northerly 40 feet; thence westerly and parallel with the south line of said Lot No. 2, 150 feet, more or less, to a 12-foot alley; thence southerly along the easterly margin of said alley, 40 feet, more or less, to a point on the north margin of the northerly 40 feet of the southerly 45 feet

of said lot No. 2; thence in a straight line, easterly 150 feet, more or less, to the point of beginning.

BEING the same property conveyed to Morgan M. Babb and wife, Lorall Babb, by deed from Phil Cohen and wife, Sara K. Cohen, of record in Book 2548, Page 200, Register's Office for Davidson County, Tennessee; **THE** said Lorall Babb having predeceased Morgan M. Babb in death and he being survived by heirs-at-law as evidenced by Affidavit of Heirship of record as Instrument # 20160708-0070062, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS BEING JOINED BY PATRICIA BABB (spouse of Larry M. Babb), ROCHELLE BABB (spouse of Michael W. Babb), SHANN LARIBO (spouse Celeste Martine Babb Laribo) and VANESSA BABB (spouse of Dale M. Babb, Sr.) FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS, TITLE AND INTEREST THEY MAY HAVE IN THE ABOVE DESCRIBED PROPERTY BY VIRTUE OF MARRIAGE TO GRANTORS

This is improved property known 706 Neill Avenue, Nashville, Tennessee 37206.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands, on the date written below our signatures.

Larry M Babb
LARRY M. BABB
Signature Date: 6-20-16

Patricia Babb
PATRICIA BABB
Signature Date: 6-20-16

Lanny L. Babb
LANNY L. BABB
Signature Date: 6-20-16

Dora Babb
DORA BABB
Signature Date: 6-20-2016

Tori Babb
TORI BABB
Signature Date: 6/20/2016

Michael W. Babb
MICHAEL W. BABB
Signature Date: 6-20-16

Rochelle Y. Babb
ROCHELLE BABB
Signature Date: 6/20/16

Celeste Martine Babb Laribo
CELESTE MARTINE BABB LARIBO
Signature Date: June 8, 2016

Shann Laribo
SHANN LARIBO
Signature Date: June 8, 2016

Dale M. Babb SR
DALE M. BABB, SR.
Signature Date: 7-7-2016

Vanessa Babb
VANESSA BABB
Signature Date: July 7, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 20th day of June, 2016, before me personally appeared **LARRY M. BABB and spouse, PATRICIA BABB,** bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

MATTINE Y. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

My Commission Expires: Mar 3, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 20th day of June, 2016, before me personally appeared **LANNY L. BABB,** bargainor, 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.

NOTARY PUBLIC

MATTINE Y. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

My Commission Expires: Mar 3, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 20th day of June, 2016, before me personally appeared **DORA BABB** and **TORI BABB**, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC My Commission Expires: May 3, 2020

MATTINE Y. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 20th day of June, 2016, before me personally appeared **MICHAEL W. BABB and spouse, ROCHELLE BABB**, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC My Commission Expires: May 3, 2020

MATTINE Y. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

STATE OF South Carolina)
)
COUNTY OF Berkeley)

On this the 8th day of June, 2016, before me personally appeared **CELESTE MARTINE BABB LARIBO and spouse, SHANN LARIBO**, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC My Commission Expires March 27, 2024

ANTOINETTE C. BENIFIELD NOTARY PUBLIC SOUTH CAROLINA My Commission Expires MAR. 27, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 7th day of July, 2016, before me personally appeared **DALE M. BABB, SR. and spouse, VANESSA BABB,** bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Monica D. Edwards My Commission Expires: 7/3/2017
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Michael W Babb
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 7th day of July, 2016.

Monica D. Edwards My Commission Expires: 7/3/2017
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY