THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT FILE #: 16057693

BILL GARRETT, Davidson County
Trans:T20160061813 DEEDQC
Recvd: 07/19/16 09:09 2 pgs
Fees:12.00 Taxes:0.00

20160719-0073957

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 18 day of July, 2016.

Notary Public

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Felix Michael Eckhard and Kathleen A. Lappe 2408 Hemingway Drive Nashville, TN 37215	New Owner	13016001800

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Felix Michael Eckhard** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Felix Michael Eckhard and Kathleen A. Lappe, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Block "K" on the Plan of Tyne Meade Section III, as of record in Plat Book 1424, Pages 12, 13 and 14, Register's office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Patrick Barry Moddy and wife, Amanda B. Moody to Felix Michael Eckhard and wife, Caroline Alma Eckhard, as recorded on the 15th day of June, 2005 in Instrument No. 20050615-0068485; Quitclaim Deed from Felix Michael Eckhard and wife, Caroline Alma Eckhard to Felix Michael Eckhard and wife, Caroline Alma Eckhard, Co-Trustees of the Eckhard Revocable Trust, dated December 20, 2001, as recorded on the 20th day of September, 2005 in Instrument No. 20050920-0113003; Quitclaim Deed from Felix Michael Eckhard and wife, Caroline Alma Eckhard, Co-Trustees of the Eckhard Revocable Trust, dated December 20, 2001 to Felix Michael Eckhard, as recorded on the 7th day of August, 2008 in Instrument No. 20080807-0081557 and Quitclaim Deed from Caroline Alma Eckhard to Felix Michael Eckhard, as recorded on the 27th day of October, 2008 in Instrument No. 20081027-0107015, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2408 Hemingway Drive Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2016.

Felix Michael Eckhard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Felix Michael Eckhard,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July 2016.

Notary Public

My Commission Expires: _____

