This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Sean Flanagan Kristi Flanagan 2116 Hobbs Road, Unit I-5 Nashville, TN 37215	SAME	Map 131-02-0A Parcel 042.00

QUITCLAIM DEED

We, the undersigned, do hereby quitclaim and by these presents do transfer and convey unto **Sean Flanagan and wife, Kristi Flanagan**, thirty percent (30%) of our right, title and interest in and to the following parcel of real property located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. I-5, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John F. K. Flanagan by quitclaim deed of record as Instrument No. 20120424-0035174, Register's Office for said County.

This is improved property known as 2116 Hobbs Road, #I-5, Nashville, TN 37215.

IN WITNESS WHEREOF, we have hereunto set my hand on this the 27th day of July, 2016.

JOHN F. K. FLANAGAN

CAROL J. S. FLANAGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, of said county, John F. K. Flanagan and Carol J. S. Flanagan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 27th day of July, 2016.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Commission Expires:

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2016.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Commission Expires:

Notary Public

BILL GARRETT, Davidson County
Trans:T20160065018 DEEDQC
Recvd: 07/28/16 12:58 1 pgs
Fees:12.00 Taxes:0.00
20160728-0077824