THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160068660 DEEDQC
Recvd: 08/09/16 08:17 2 pgs
Fees:12.00 Taxes:0.00
20160809-0082534

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Daniel Fell & Catherine Fell 906 Boscobel Street. Nashville, TN 37206	New Owner	083-06-0-077.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Daniel Fell, a married man,** by these presents do hereby quitclaim and convey unto **Daniel Fell and Catherine Fell, husband and wife,** his/her/their heirs, successors and assigns, all his/her/their heirs right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Roy F. Williams Subdivision of the Hunter Tract of record in Plat Book 547, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 fronts 50 feet on the Easterly side of Setliff Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to D.H. Austin, unmarried by Deed from Robert Keyth Dickerson, unmarried and Virginia L. Dickerson, unmarried of record in Instrument No. 20140205-0010165, Register's Office for Davidson County, Tennessee, dated January 30, 2014 recorded on February 5, 2014, and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20140409-0029523, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to D. H. Austin, unmarried by Quitclaim deed from Virginia L. Dickerson, unmarried, as heir-at-law of Robert Leo Dickerson, Jr. a/k/a Robert Leo Dickerson, and as Trustee of The Inter Vivos Trust Agreement dated December 19, 2011, of Robert L. Dickerson, Jr. and Virginia L. Dickerson of record in Instrument No. 20140521-0043585 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 21, 2014.

Being the same property conveyed to D. H. Austin, unmarried by Quitclaim deed from Stephen Craig Dickerson, married, as heir-at-law of Robert Leo Dickerson, Jr. a/k/a Robert Leo Dickerson of record in Instrument No. 20140521-0043586 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 21, 2014.

Being the same property conveyed to D. H. Austin, unmarried by Quitclaim deed from Carol Lynn Dickerson-Andrews, married, as heir-at-law of Robert Leo Dickerson, Jr. a/k/a Robert Leo Dickerson of record in Instrument No. 20140521-0043587 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 21, 2014.

Being the same property conveyed to D. H. Austin, unmarried by Quitclaim deed from Robert Keyth Dickerson, a/k/a Robert Keith Dickerson, unmarried, as heir-at-law of Robert Leo Dickerson, Jr., a/k/a Robert Leo Dickerson of record in Instrument No. 20140521-0043588 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 21, 2014.

Being the same property conveyed to Daniel N. Fell, unmarried by Warranty deed from D.H. Austin of record in Instrument No. 20160224-0017808 Register's Office for Davidson County, Tennessee, dated February 22, 2016 and recorded on February 24, 2016.

This is improved property also known as 817 Setliff Place, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
5th day of August, 2016.

Affiant

My commission expires:
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of August, 2016.

Daniel Fell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Fell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 5th day of August, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018