BILL GARRETT, Davidson County
Trans:T20160069105 DEEDQC
Recvd: 08/10/16 09:01 2 pgs
Fees:12.00 Taxes:0.00
20160810-0083019

THIS INSTRUMENT PREPARED BY:
MICHAEL V. KERSTETTER
233 Clipper Court, Nashville, TN 37211
(615) 636-7605

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Shannon Graves	Magna Bank Company	148
233 Clipper Court	6525 Quail Hollow Rd #107	15
Nashville, TN 37211	Memphis, TN 38120	229.00

Michael Kerstetter, do hereby quitclaim and convey unto Shannon Graves, her successors and assigns, all my right, title, and interest in and to the following described tract of land, situated, lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Being Lot No. 35 Section 6 on the Plan of Apache Hills, as of record in Plat Book 5200, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Kerstetter by deed from Shannon Kerstetter record in record instrument number 20070123-0009396, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5449, Page 535, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or revision of title.

Subject to all matters as set forth per Plat Book 5200, Page 173, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Said conveyance is subject to any and all indebtedness thereon.

This conveyance is being made in consideration of a mutual agreement, between parties Michael Kerstetter and Shannon Graves.

This is improved property known as 233 Clipper Court, Nashville, TN. 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -0-.

Michael Kerstetter
Affiant

Subscribed and sworn to before me this the 30th day of October, 2013.

My commission expires:
February 28, 2016

LINDA A. NOLAND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Linda A. Noland
Notary Public

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

Witness my hand this the 30th day of October, 2013.

Michael Kerstetter

Michael Kerstetter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, - a Notary Public, in and for said County and State, Michael Kerstetter, the within name bargainer and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of October, 2013.

My Commission Expires:

February 28, 2017

Linda A. Noland

Notary Public

