BILL GARRETT, Davidson County
Trans:T20160070662 DEEDQC
Recvd: 08/15/16 14:02 3 pgs
Fees:17.00 Taxes:0.00
20160815-0084866

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Joel F. Bradley, Jr. 2805 Acklen Avenue Nashville, TN 37212	New Owner	10411005400

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, **Betty Weiland Bradley, a single woman,** by these presents do hereby quitclaim and convey unto **Joel F. Bradley, Jr., a single man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot 3, Block 4, Fairfax, as shown on plat of record in Plat Book 547, Page 138, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joel F. Bradley, Jr. by deed from James M. Hundley and wife, Lindsey M. Hundley, of record in Instrument No. 20120926-0087460, Register's Office for Davidson County, Tennessee, dated Septembber 21, 2012 and recorded on September 26, 2012.

This is improved property also known as 2805 Acklen Avenue, Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 9th day of August 2016.

My commission expires: 12-6-16
(Affix Seal)

Affiant

Notary Public

NATALIE ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8 day of August 2016.

Betty Weiland Bradley

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 Betty Weiland Bradley, with whom I/We 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 8th day of August, 2016.

Lindsey T. Brown
Notary Public

My Commission Expires:
10-17-2016

LINDSEY T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities.

Name: Joel F. Bradley, Jr.

Name: Betty Weiland Bradley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joel F. Bradley, Jr., 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 9th day of August, 2016.

Notary Public

NATALIE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

My Commission Expires: 12-6-16

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betty Weiland Bradley, 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 8th day of August, 2016.

Notary Public

LINDSEY T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10-17-2016