BILL GARRETT, Davidson County
Trans:T20160072575 DEEDQC
Recvd: 08/19/16 11:30 2 pgs
Fees:12.00 Taxes:0.00
20160819-0086905

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste. 101
Brentwood, TN 37027

NATALIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 16 day of August, 2016.

Notary Public
My commission expires: MAY 8, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Audrey Jean Carr	**NEW OWNER**	**094020081.00**
1701 Sevier Street		
Nashville, TN 37206		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Audrey Leder,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Audrey Jean Carr and Jacob Preston Carr, wife and husband, as tenants by the entirety,** Grantee(s), its successors and assigns, of a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot 1 as shown on the map entitled Re-subdivision of Lot 81 and Lot 82 United Electric Railways Addition to Nashville, of record as Instrument Number 20140729-0067581, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Audrey Leder by Warranty Deed from Bravo Two, LLC, a Tennessee limited liability company, recorded on August 6, 2014 as Instrument Number 20140806-0070563, Corrective Deed recorded on April 29, 2016 in Instrument Number 20160429-0041939, Register's Office for Davidson County, Tennessee.

Affidavit of Scrivener's Error recorded on October 3, 2014 in Instrument Number 20141003-0091570, Register's Office for Davidson County, Tennessee and Affidavit of Scrivener's Error recorded on January 14, 2015 in Instrument Number 20150114-0003954, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as: **1701 Sevier Street, Nashville, TN 37206.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. This deed was prepared with information obtained from the Grantees. No title search was performed prior to preparation and recording of this deed.

WITNESS my hand this 16 day of August 2016.

Audrey Leder

STATE OF TENNESSEE **COUNTY OF** Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Audrey Leder, (n/k/a Audrey Jean Carr), the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of August, 2016.

Notary Public

My commission expires: MAY 8, 2018

NATALIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Re: **1701 Sevier Street, Nashville, TN 37206**