QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2016..

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

B-JG-16-146

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clay N. Kelton	**New owner**	
(NAME)	(NAME)	**105-11-0-207.00**
310 Oakvale Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM H. SMALLMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAY N. KELTON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 38 feet of Lot No. 5 and the northerly 30 feet of Lot No. 7 on the Plan of Aldrich Bros. and Myers of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee.

Said portion of Lots Nos. 5 and 7 front 68 feet on the easterly margin of Rains Avenue and extend back parallel lines 150 feet to an alley.

Being a part of the same property conveyed to William H. Smallman by Warranty deed from Roberts Real Estate, LLC of record in Instrument No. 20040308-0025878 Register's Office for Davidson County, Tennessee, dated March 4, 2004 and recorded on March 8, 2004.

This is **improved** property known as: **146 A&B Rains Avenue , Nashville, Tennessee 37203**.

BILL GARRETT, Davidson County
Trans:T20160078767 DEEDQC
Recvd: 09/08/16 11:15 2 pgs
Fees:12.00 Taxes:0.00
20160908-0094556

Witness my hand and official seal, this the 1st of September, 2016.

William H. Smallman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of September, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

