QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
C. Ronald Lux	**Same**	
(NAME)	(NAME)	**95-4-181.00**
95 Old Highway 31-E		
(ADDRESS)	(ADDRESS)	
Bethpage, TN 37022		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHARLES RONALD LUX, IV, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO, **CHARLES RONALD LUX, IV AND LINDA L. LUX, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF A LOT MARKED "WORWICK" ON THE PLAN OF EVA MOR HEIGHTS, OF RECORD IN PLAT BOOK 1424, PAGE 149, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING PART OF LOT NO. 6 ON THE MAP OF VAUGHN AND ELLIS LANDS, OF RECORD IN PLAT BOOK 332, PAGES 172 AND 173, REGISTER'S OFFICE FOR SAID COUNTY, AND SHOWN ON AN UNRECORDED SURVEY MADE BY J.R. WAUFORD AND COMPANY, ENGINEERS, MAY 9, 1959, AND DESCRIBED ACCORDING TO A SURVEY MADE BY MCDONNELL ENGINEERING, APRIL 25, 1977, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF GRAYLYNN DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF THE REAL PROPERTY CONVEYED TO JAMES B. CLOYD, ET AL, BY DEED OF RECORD IN BOOK 2907, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE DUE EAST 237.92 FEET TO A POINT; THENCE SOUTH 3 DEGREES 50' EAST 35 FEET TO A POINT; THENCE DUE WEST 245.10 FEET TO A POINT IN THE EASTERLY MARGIN OF GRAYLYNN DRIVE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY MARGIN OF GRAYLYNN DRIVE, 35 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES RONALD LUX, IV, A MARRIED MAN, BY WARRANTY DEED FROM PAULETTE NORFLEET WASSEL, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20160810-0083104, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 8, 2016.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans:T20160079165 DEEDQC
Recvd: 09/09/16 10:44 2 pgs
Fees:12.00 Taxes:0.00

20160909-0095024

This is
( ) **unimproved**
(X) **improved** property known as **183 Graylynn Drive, Nashville, TN 37214**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 7 day of September, 2016.

Charles Ronald Lux, IV

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Ronald Lux, IV**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of September, 2016.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212