BILL GARRETT, Davidson County
Trans: T20160081208 DEEDQC
Recvd: 09/16/16 09:04 2 pgs
Fees: 12.00 Taxes: 0.00
20160916-0097358

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1861

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George A Huff, Jr. Vivian A Huff 146 Champney Court Goodlettsville, TN 37072	New Owner	026-07-0-026.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $-0-

George A. Huff Jr.
Affiant

Subscribed and sworn to before me, this the 27th day of June, 2016.

Tina L. Arnett
Notary Public

My Commission Expires: 5/6/19
(Affix Seal)

TINA L. ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires MAY 6, 2019

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **George A. Huff, Jr.** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **George A. Huff, Jr. and Vivian A. Huff, husband and wife,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Resubdivision of Windsor Green, Phase 1, Section II, Lots 49-72, of record in Plat Book 6200, page 349, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Peggy Anne Huff, unmarried and George A. Huff, Jr., as tenants in common with rights of survivorship by Quitclaim Deed (straw man) from Kathy J. Byers, Trustee, dated May 7, 2003, recorded May 13, 2003, of record in Instrument No. 20030513-0064499, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Peggy Anne Huff, unmarried by Warranty Deed from

Capitola Smith, dated January 19, 2000, recorded January 21, 2000, of record in Instrument No. 200001210007310, said Register's Office. The said Peggy Anne Huff having since died on February 21, 2016, property passing by operation of law to George A. Huff, Jr.

This is improved property located at: 146 Champney Court, Goodlettsville, TN 37072

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 27th day of June, 2016.

George A. Huff Jr.
George A. Huff, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **George A. Huff, Jr.**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 27th day of June, **2016**.

Tina L. Arnett
Notary Public
My Commission Expires: 5/6/19

TINA L. ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires MAY 6, 2019