BILL GARRETT, Davidson County
Trans:T20160084413 DEEDQC
Recvd: 09/26/16 13:46 2 pgs
Fees:12.00 Taxes:0.00
20160926-0101313

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 22 day of September, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Mary Clare Pyron 716 Branch Creek Road Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 103-10-0-021.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **William F. Carpenter, III, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Mary Clare Pyron, married** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, BROOKSIDE COURTS, ADDITION NO. 3, as shown on plat of record in Plat Book 1835, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed from Eddy Shih-Hsin Yang and wife, Sarah Yang to Mary Clare Carpenter, unmarried and William F. Carpenter, III, married by Warranty Deed of record in Instrument No. 20110518-0038104, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of the Grantor.

Mary Clare Pyron and Mary Clare Carpenter being one and the same person.

This is improved property known as 716 Branch Creek Road Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of September, 2016.

William F. Carpenter, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William F. Carpenter, III** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of September 2016.

Notary Public

My Commission Expires: 9/10/18

SANDRA BOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY