BILL GARRETT, Davidson County
Trans:T20160085173 DEEDQC
Recvd: 09/28/16 10:58 2 pgs
Fees:12.00 Taxes:0.00
20160928-0102180

This Instrument Prepared by:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
IVA M. WATTERSON 102 Laura Ave. Old Hickory, TN 37138	Same	06304003700

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **IRA S. WATTERSON,** by these presents do hereby quitclaim and convey unto **IVA M. WATTERSON,** and hes heirs, successors and assigns, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 1, Section "A", on the Plan of "Laurel Heights" Subdivision, as shown by plat of record in Book 3600, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Laura Avenue, said point being the common front corner of Lots 1 & 3; thence south 4 deg. 56' 50" west 128.91 feet to a point at the old Government fence; thence south 89 deg. 33' 48" west 121.0 feet to a point, said point being the southwest corner of said subdivision; thence north 20 deg. 21' east 136.0 feet to a point in the southerly margin of Laura Avenue, thence along the margin of said Laura Avenue 85.54 feet to the point of beginning.

NOTE: THE ACREAGRE MENTIONED IN THE LEGAL DESCRIPTION IS ONLY FOR THE CONVENIENCE IN IDENTIFYING THE TRACT CONVEYED HEREIN; NEITHER THE GRANTOR NOR THE PREPARER OF THIS DEED MAKE ANY REPRESENTATION AS TO THE ACREAGE CONVEYED.

Being the same property conveyed to Ira S. Watterson, a single man, and Iva M. Watterson, a single woman, by deed from Michael Larry Hickerson, Jr., an unmarried person, of record in Instrument No. 20070122-0008381, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth in Plat Book 3600, Page 44, Register's Office of said County.

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

This is improved property, known as 102 Laura Avenue, Old Hickory, TN 37138.

Witness my hand this 28 day of September, 2016.

Ira S. Watterson

IRA S. WATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **IRA S. WATTERSON**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2016.

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

NOTARY PUBLIC
My Commission Expires: 1/8/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $0.00.

Ira S. Watterson

AFFIANT

Sworn to and subscribed before me this 28th day of September, 2016.

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

NOTARY PUBLIC
My Commission Expires: 1/8/2018