THIS INSTRUMENT PREPARED BY:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, STE. 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Ben Flatt Jr. and Paige M Flatt
5125 Cochran Dr.
Nashville, TN 37220

Send Tax Bill to:
Ben Flatt Jr. and Paige M. Flatt
5125 Cochran Dr.
Nashville, TN 37220

Map-Parcel: 173-05-0A-253.00-CO

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public

My Commission Expires:
9-10-2018

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ben A. Flatt, Sr.**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY CONVEY TO **Ben Flatt, Jr. and Paige M. Flatt, husband and wife**, HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit A.

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

Said property is commonly referred to as 1955 Shaylin Loop, Antioch, TN 37013.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of September, 2016.

Ben A. Flatt Sr.
Ben A. Flatt, Sr.

BILL GARRETT, Davidson County
Trans:T20160085641 DEEDQC
Recvd: 09/29/16 11:03 2 pgs
Fees:12.00 Taxes:0.00
20160929-0102705

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 **Ben A. Flatt, Sr.**, the Grantor, 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 27th day of September, 2016.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Being all of Lot No. 253 (Two Hundred Fifty-Three) on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and amended of record in Instrument No. 20051114-0136938, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ben A Flatt, Sr. and Ben Flatt, Jr. by Warranty deed from Derek Berlin and wife, Lauren Berlin of record in Instrument No. 20150224-0015795 Register's Office for Davidson County, Tennessee, dated February 12, 2015 and recorded on February 24, 2015.