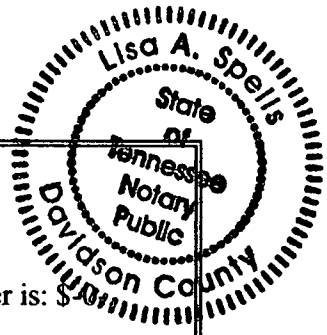


THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00 Craig Blackshear Affiant Subscribed and sworn to before me, this 22nd day of September, 2016. Notary Public My Commission Expires: March 10, 2019

BILL GARRETT, Davidson County
Trans:T20160086271 DEEDQC
Recvd: 09/30/16 14:18 2 pgs
Fees:12.00 Taxes:0.00
20160930-0103444

QUITCLAIM DEED

Address New Owner: Danny and Lisa Blackshear 3213 Lagrange Dr Nashville, TN 37218	Send Tax Bills To: New Owner 1411 Oakland Acres Dr. Madison, TN. 37115	Tax Information: 080-08-0-158.00

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, **Craig Blackshear, unmarried man** (hereinafter referred to as the "Grantees") does hereby quitclaim, transfer and convey unto **Danny Blackshear and Lisa Blackshear, husband and wife,** their heirs and assigns all of his 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(s) 211, as shown on the map entitled Section Three Bordeaux Hills, of record in Pl a t Book 3600, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOE P. BLACKSHEAR and wife, VIVIAN BLACKSHEAR, by deed from ASSOCIATED BROKERS, INC., of record in Book 4434, page 998, dated July 27, 1970, said Register's Office. JOE P. BLACKSHEAR conveyed his interest in the subject property to VIVIAN BLACKSHEAR by quitclaim deed of record in Book 7403, page 70, dated October 13, 1987, said Register's Office. VIVIAN BLACKSHEAR having died intestate on or about June 23, 2016. At the time of her death, the subject property passed to her children DANNY BLACKSHEAR and CRAIG BLACKSHEAR, as evidenced by Affidavit of Heirship of record in Instrument No. 20160914-0096402 said Register's Office.

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.

Craig Blackshear

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Craig Blackshear, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of September, 2016.

Notary Public

My Commission Expires: March 10, 2019

Lisa A. Spells
State of Tennessee Notary Public
Davidson County