BILL GARRETT, Davidson County
Trans:T20160086365 DEEDQC
Recvd: 09/30/16 15:39 2 pgs
Fees:12.00 Taxes:0.00
20160930-0103559

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Craig A Xavier 2728 Riverbend Drive Nashville, TN 37214	New Owner	062-02-0-A-084.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Albert P Xavier, An Unmarried Man,** by these presents do hereby quitclaim and convey unto **Craig A Xavier, An Unmarried Man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Being Lot 91-B on the Plan of River Trace Estates, Phase I, Section II, as of record in Plat Book 6250, Pages 996 and 997, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jerry W Billingsley, unmarried by Deed of record from Braewood Development Corp., dated February 29, 1987 of record in Book 7157, Page 162, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Albert P Xavier and wife, Jimmie E Xavier by Deed of record from Jerry W Billingsley, unmarried, dated September 29, 2005 and recorded October 5, 2005 in Instrument No. 20051005-0119791, Register's Office, Davidson County, Tennessee.

Jimmie E Xavier having since died on February 16, 2007, leaving Albert P Xavier, her surviving spouse, as sole tenant by the entirety.

This is improved property also known as 2728 Riverbend Drive, Nashville, TN 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

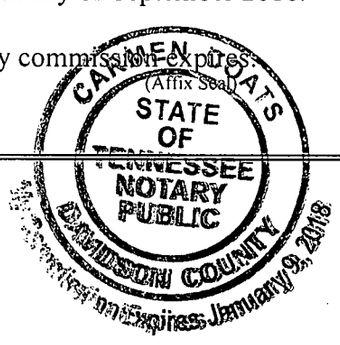
The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
29th day of September 2016.

Affiant

Carmen Coats
Notary Public

My commission expires:
(Affix Seal)



IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of September, 2016.

Albert P Xavier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Albert Xavier, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29th day of September, 2016.

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018