BILL GARRETT, Davidson County
Trans:T20160088759 DEEDQC
Recvd: 10/07/16 14:57 2 pgs
Fees:12.00 Taxes:0.00
20161007-0106537

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY

Danny Goulder, Attorney
55 College St.,
Munford, TN 38058

THIS INDENTURE, made and entered into as of the 5th day of October ,2016 by and between

WALTER FAYNE JR.hereinafter referred to as Grantor, and

CLARENCE MELVIN FAYNE, hereinafter referred to as Grantee

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) and other valuable consideration , the receipt of which is hereby acknowledged, the GRANTOR does hereby quit claim all of his/her right, title and interest, to the GRANTEE, the following property situated and being in the County of DAVIDSON, State of Tennessee:

Being Lot No. 146, on the Plan of Hickory Valley Subdivision, Section 3, of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Subject to Subdivision Restrictions, Building Lines and Easements of record in Book 4460, Page 85, and Restrictions of record in Book 4604, Page 526, all being of record in said Register's Office.

Being the same property conveyed to Grantor herein Instrument No. 20050203-0012850 in the Register's Office, Davidson County, Tennessee.

THE GRANTOR makes no warranty, express or implied, as to the title to the property hereinabove described and hereby convey to the Grantee only such interest as the Grantor has.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our signatures this 5th day of October 2016.

x Walter Fayne Jr
WALTER FAYNE JR.

STATE OF TENNESSEE)
COUNTY OF Tipton)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WALTER FAYNE JR.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my signatures this 5th day of October 2016.

Danny Goulder
Notary Public
Commission Expiration: 8-22-20

DANNY GOULDER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

STATE OF TENNESSEE)
COUNTY OF Tipton)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, the actual consideration for this transfer is $-0-

x Affiant

Witness my signatures this 5th day of October 2016.

Notary Public

Commission Expiration: 7-22-20

DANNY GOULDER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

RETURN TO:

Danny Goulder
55 College Street
Munford, Tn 38058

SEND TAX BILLS TO NAME & ADDRESS OF PROPERTY OWNER:

CLARENCE MELVIN FAYNE
308 Eulala Court
Nashville, TN 37211

PROPERTY ADDRESS:

308 Eulala Court
Nashville, TN 37211

Tax Parcel No: 162-05-0-269.00

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR CLOSING. ANY REPORTING TO THE IRS IS THE SOLE RESPONSIBILITY OF THE GRANTOR AND GRANTEE.