QUITCLAIM DEED

State of Tennessee
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

STATE OF TENNESSEE NOTARY PUBLIC

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 9/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul B. Warner and Richard C. Wright	SAME AS OWNER	035 01 0A 002.00
(NAME)	(NAME)	
303B Ladybird Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **DeRon Jenkins,** hereinafter called the Grantor(s), have quitclaimed all my right, title and interest unto **Paul B. Warner and Richard C. Wright,** hereinafter called the Grantee(s), their assigns, in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 303B, of Ladybird Townhomes, of record in instrument No. 20081104-0109559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to DeRon Jenkins by Quitclaim deed froom DY Propeties II, LLC of record in Instrument 20071221-0146525 in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 303B Ladybird Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160088757 DEEDQC
Recvd: 10/07/16 14:58 2 pgs
Fees:12.00 Taxes:0.00
20161007-0106542

Witness my/our hands this 8th day of September, 2016.

DeRon Jenkins

State of Tennessee
County of Rutherford

Personally appeared before me DeRon Jenkins, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of September, 2016.

Notary Public
My Commission Expires: 4/24/18

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN TO:
Legacy Title and Escrow, LLC
330 Robert Rose Dr.
Murfreesboro, TN 37129

File No.: 14431