BILL GARRETT, Davidson County
Trans:T20160092048 DEEDQC
Recvd: 10/18/16 15:52 2 pgs
Fees:12.00 Taxes:0.00
20161018-0110232

THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nicole Yraguen 102 Scott Ave. Nashville, TN 37206	New Owner	083-06-0-294.00

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, **Scott Glenn Wilbur, An Unmarried Man,** by these presents do hereby quitclaim and convey unto **Nicole Yraguen, An Unmarried Woman,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the southerly 55 feet of the westerly 73 feet of Lot No. 7 and the southerly 55 feet of Lot No. 8 on the Plan of H. B. Blue's Subdivision of the southerly part of Lot No. 2 in Brownsville of record in Plat Book 161, Page 134, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 7 and 8 front 55 feet on the easterly side of Scott Avenue and run back between parallel lines, with the northerly margin of an alley, 173 feet to an alley in the rear.

Being the same property conveyed to Sean Glenn Wilbur by Warranty deed from Chad Stephen Elkins and wife, Anne Elkins of record in Instrument No. 20081203-0117326 Register's Office for Davidson County, Tennessee, dated December 1, 2008 and recorded on December 3, 2008

This is improved property also known as 102 Scott Ave., Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
10 day of October 2016.

Sean Wilbur
Affiant

My commission expires:
(Affix Seal)

Notary Public

ANDREW JAMES STOBBS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of October, 2016.

Sean Glenn Wilbur

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 Sean Glenn Wilbur, 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 10th day of October, 2016.

Notary Public

My Commission Expires:

ANDREW JAMES STOBBS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2021