THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
TravisDillard
1225 N Graycroft Avenue
Madison, TN 37115

Send Tax Bills To:
SAME

Davidson County	DEEDQC
Recvd: 10/20/16 14:28	3 pgs
Fees:17.00 Taxes:0.00	
20161020-0111095	

Map & Parcel No.:
043-13 0 187.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Christine J. Nilan,** ("Grantor") does hereby quitclaim and convey unto **Travis Dillard,** ("Grantees"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Property located in the 11th Civil District of Davidson County, Tennessee, being Lot No. 3 on the plan of Pleasant Acres, Section 5, as of record in Book 2331, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Christine J. Nilan by Quitclaim Deed from Christine Jane Campbell Nilan, a/k/a Christine J. Nilan, being the sole heir at law of Lura Frances Campbell, a/k/a Frances L. Campbell, a/k/a Frances K. Campbell dated June 13, 2011, recorded June 14, 2011, of record in Instrument # 20110614-0045447, Register's Office for Davidson County, Tennessee.

This is improved property known as **229 Elm Street, Madison, TN 37115.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This conveyance hereby releases the Assignment of Contract of record in Instrument # 20140421-0032541 and further assigned in Instrument # 20141001-0090338, Register's Office for Davidson county, Tennessee, by completing the transfer of real property, as stated in the Assignment of Contract.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of June 2016.

Christine J. Nolan

CHRISTINE J. NOLAN SSN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2016, before me, the undersigned, personally appeared **Christine J. Nolan.** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Julie Cook My Commission Expires: 5-24-17
NOTARY PUBLIC

JULIE COOK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 10th day of June, 2016

Julie Cook My Commission Expires: 5-24-17
NOTARY PUBLIC

JULIE COOK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE