THIS INSTRUMENT WAS PREPARED BY: Hallmark Title Company 100 Bluegrass Commons Blvd, Suite 115 Hendersonville, TN 37075 NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. x Sherry L. Baggett AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF OCTOBER, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Sherry L. Baggett and Teresa A. McGee	New Owner	133-04-0-049.00
1018 Crowder Court		
Nashville, Tennessee 37211		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sherry L. Baggett, unmarried, "GRANTOR", by these presents, does hereby quitclaim and convey unto Sherry L. Baggett, unmarried and her sister, Teresa A. McGee, unmarried, as tenants in common with rights of survivorship and additionally, a reservation of a life estate interest for their father, Robert F. Cauthron, hereinafter called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Battlewood Subdivision, Section III, as of record in Book 3300, Page 4, Register's office for said County, described as follows: Beginning at a point in the south margin of Crowder Court, said point being the common front corner of Lots 10 and 11; thence with the margin of Crowder Court in a curve, northeasterly 38.89 feet to a point; thence southeasterly 547.4 feet more or less to the center line of Mill Creek; thence with the center line of said Creek, Southwesterly 280 feet, more or less, to a point; thence leaving said Creek, northwesterly 402.78 feet or less to a point; thence northerly 130 feet to the point of beginning.

Being the same property conveyed to Sherry L. Baggett by quitclaim deed from Peggy L. Cauthron dated March 15, 2015 and recorded on July 7, 2015 in Instrument No: 20150707-0065576, said Register's Office for Davidson County, Tennessee.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any; and subject to any and all property taxes delinquent, due, or in the future.

Subject to the herein reserved life estate on behalf of Robert F. Cauthron in full force until the time of his death or otherwise conveyed by him or his authorized agent.

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

This is **improved** property, known as **1018 Crowder Court, Nashville, TN 37211.**

WITNESS our hands this 18th day of October, 2016.

x Sherry L. Baggett
Sherry L. Baggett

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Sherry L. Baggett,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 18th day of October, 2016.

Notary Public

My Commission Expires: _____

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

BILL GARRETT, Davidson County
Trans:T20160093303 DEEDQC
Recvd: 10/21/16 15:04 1 pgs
Fees:12.00 Taxes:0.00

20161021-0111687