This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Melvin Lightford, III
618 W. Nocturne Dr.
Nashville, TN 37207

SEND TAX BILLS TO:
Same

PARCEL ID NO.
70-4-28

BILL GARRETT, Davidson County
Trans:T20160099895 DEEDQC
Recvd: 11/14/16 08:18 5 pgs
Fees:28.00 Taxes:59.20
20161114-0119361

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of $16,000.00, the receipt of which is hereby acknowledged, I, **KAREN LEE, MELVIN W. LIGHTFORD, JR., DARRYL LIGHTFORD, and PAMELA SIMONS,** (Grantors), have this day bargained and sold and by these presents do hereby quit claim and convey unto **MELVIN W. LIGHTFORD, III.** and **MARJORIE C. LIGHTFORD** (Grantee) herein, all of their interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 of Haynes Heights Subdivision, Section II, of record in Book 2331, Page 58 and 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 142.5 feet on the north side of Manila Street and runs back 191.8 feet on the west line and 316Land in Davidson County, Tennessee, being Lot No. 46 of Haynes Heights Subdivision, Section II, of record in Book 2331, Page 58 and 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 142.5 feet on the north side of Manila Street and runs back 191.8 feet on the west line and 316.7 feet on the east line to a dead line, which is a broken line, measuring 210 feet thereon.

Being the same property conveyed to Melvin Lightford and wife, Alpheaus P. Lightford, by Warranty Deed from George T. Jackson, unmarried, of record in Book 10093, Page 69, Register's Office for Davidson County, Tennessee. The said Alpheaus P. Lightford having since died.

Being the same property conveyed to Karen Lee, Melvin W. Lightford, Jr., Darryl Lightford, and Pamela Simons, by Quitclaim Deed from Melvin W. Lightford, Sr., of record on March 4, 2014 trans. no.: ~~T20140015077~~, Register's Office for Davidson County, Tennessee. 20140305-0018503

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 618 W. Nocturne Drive, Nashville, Davidson County, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 7th day of ~~October~~ November, 2016.

KAREN LEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 7th day of ~~October~~ November, 2016, before me personally appeared **KAREN LEE,** Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

KATRINA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/22/2019

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 19th day of October, 2016.

MELVIN W. LIGHTFORD, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of October, 2016, before me personally appeared **MELVIN W. LIGHTFORD, JR.,** Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

APRIL DOUGLASS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2018

April Douglass
NOTARY PUBLIC
My Commission Expires: 1/9/18

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 23rd day of October, 2016.

DARRYL LIGHTFORD

M. AN
Commiss
Notary Pu
Oran
My Comm. Ex

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10/23/16 day of October, 2016, before me personally appeared **DARRYL LIGHTFORD,** Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

M. ANGULO-VALDEZ
Commission # 2078642
Notary Public - California
Orange County
My Comm. Expires Sep 16, 2018

NOTARY PUBLIC
My Commission Expires: 9/16/18

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 31 day of October, 2016.

PAMELA SIMONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31 day of October, 2016, before me personally appeared **PAMELA SIMONS,** Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Diane Y Hetrick

NOTARY PUBLIC
My Commission Expires: 9/10/2017



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is one dollar ($16,000.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this
14th day of ~~October~~ November, 2016.

L. Chandler, Dep. Reg

~~NOTARY PUBLIC~~
~~My Commission Expires~~:_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On October 23, 2016 before me, Maritza Ines Angulo-Valdez, Notary Public personally appeared Darryl P. Lightford, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

ULO-VALDEZ
on # 2078842
lic - California
e County
ires Sep 16, 2018
NNA1

WITNESS my hand and official seal.

Signature _____ (Seal)

NNA1 M. ANGULO-VALDEZ
Commission # 2078842
Notary Public - California
Orange County
My Comm. Expires Sep 16, 2018 NNA1