QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160100707 DEEDQC
Recvd: 11/15/16 11:21 2 pgs
Fees:12.00 Taxes:0.00
20161115-0120269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Maxine Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maxine Anderson (NAME)	**Same** (NAME)	
2130 Gains Street (ADDRESS)	(ADDRESS)	**07008012500**
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **HATTIE M. BATEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO, **MAXINE ANDERSON, MARRIED, MINUS BATEY, III, MARRIED, JOSEPH BATEY, MARRIED, AND PRISCILLA TALLEY, MARRIED, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING LOTS NOS. 63 AND 64 IN HAYNIE'S FREE SILVER PLAN OF LOTS AS OF RECORD IN BOOK 161, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 63 AND 64 FRONT TOGETHER 50 FEET ON THE SOUTHWESTERLY SIDE OF GAINES STREET, AND RUN BACK BETWEEN PARALLEL LINES 125 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MINUS BATEY AND WIFE, HATTIE M. BATEY, BY INSTALLMENT DEED FROM ISAAC BARNETT AND WIFE, FANNY C. BARNETT, OF RECORD IN BOOK 3075, PAGE 265, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

THE SAID MINUS BATEY HAVING SINCE DIED, LEAVING HATTIE M. BATEY AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **2130 Gains Street, Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 11 day of November, 2016.

Hattie M Batey
Hattie M. Batey

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hattie M. Batey**, the within named 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.

Witness my hand and official seal, this the 11 day of November, 2016.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212