QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160101690 DEEDQC
Recvd: 11/17/16 10:18 2 pgs
Fees:12.00 Taxes:0.00

20161117-0121237

N-QCD-16-2400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James H. Steed, Jr. and Barbara C. Steed and Amie M. Steed	**NEW OWNER**	
(NAME) **2400 Merry Oaks Drive**	(NAME) **2400 Merry Oaks Drive**	**95-11-0-166.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES H. STEED, JR. AND WIFE, BARBARA C. STEED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES H. STEED, JR. AND WIFE, BARBARA C. STEED, AND AMIE M. STEED, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 53 on the Plan of Merry Oaks, Section 2, of record in Book 2133, Page 8, Register's Office for said County, to which reference is hereby made for a more parricular description.

Being the same property conveyed to James H. Steed, Jr. and Barbara C. Steed from John P. Sprandel and wife, Kathleen Bowers Sprandel, by Warranty Deed of record in Instrument No. 20040510-0053396, Register's Office for Davidson County, Tennessee, dated April 29, 2004 and recorded on May 10, 2004.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2400 Merry Oaks Drive, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 15 day of November, 2016.

James H. Steed, Jr.

Barbara C. Steed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. STEED, JR., the within named 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.

Witness my hand and official seal, this the 15 day of November, 2016.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA C. STEED, 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 15 day of November, 2016.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212