BILL GARRETT, Davidson County
Trans: T20160102385 DEEDQC
Recvd: 11/18/16 14:29 2 pgs
Fees: 12.00 Taxes: 0.00
20161118-0122065

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 18 DAY OF 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/18

(AFFIX SEAL)

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha H. Warden	New Owner	155-16-A-79
(NAME)	(NAME)	
216 Trace Park Court West	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KARL D. WARDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARSHA H. WARDEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 118 on the plan of Traceside, Section Two, of record in Book 7900, Pages 980 and 981, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Karl D. Warden and wife, Marsha H. Warden by Deed from Centex Real Estate Corporation, recorded on November 27, 1995 of record in Book 9868, Page 15, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved X property, known as 216 Trace Park Court West, Nashville, TN 37221 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 18 day of December, 2016.

Karl D. Warden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Karl D. Warden**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of December, 2016.

Commission expires:

Notary Public

ROBERT E. GILLIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.