BILL GARRETT, Davidson County
Trans:T20160105978 DEEDQC
Recvd: 12/02/16 09:14 2 pgs
Fees:12.00 Taxes:0.00
20161202-0126418

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. KGR Affiant Subscribed and sworn to before me, this 25 day of November, 2016. Notary Public My Commission Expires: 09-11-2017

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Frederick W. Roach 101 Essex Court Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: 02504013000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Frederick W. Roach, unmarried and Richard Lynn Roach, married as joint tenants with rights of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Frederick W. Roach, unmarried** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 17, FINAL PLAT, PHASE II, FRANKLIN HEIGHTS, SECTION 2, as shown on plat of record in Plat Book 8250, Page 219, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frederick W. Roach, unmarried and Richard Lynn Roach, married as joint tenants with rights of survivorship by Warranty Deed from Rochelle Schumacher, an unmarried woman and Phyilis D. Schumacher, an unmarried woman, as tenants in common with right of survivorship, recorded on the 13th day of November, 2013 in Instrument No. 20131113-0117426, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 101 Essex Court Goodlettsville, TN 37072.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of November, 2016.

Frederick W. Roach

Frederick W. Roach

Richard Lynn Roach

Richard Lynn Roach

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frederick W. Roach and Richard Lynn Roach,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of November 2016.

Notary Public

My Commission Expires: 9/11/17

CHRIS PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY