BILL GARRETT, Davidson County
Trans:T20160108580 DEEDQC
Recvd: 12/09/16 15:15 2 pgs
Fees:12.00 Taxes:0.00
20161209-0129583

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Grantland Hammond 712 Tyneside Circle Brentwood, TN 37027	New Owner	Part of 091-12-0-048.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Homes at 801 45th Avenue North HOA, Inc.,** by these presents does hereby quitclaim and convey unto **Grantland Hammond,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. (s) 102, Block 61 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantland Hammond, married, by Warranty Deed from Poplar Street Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160706-0069262 in the Register's Office for Davidson County, Tennessee, dated July 5, 2016 and recorded July 6, 2016.

This is improved property also known as part of 801 45th Avenue North, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 9TH day of December 2016.

Affiant

My commission expires: 7.3.17
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9TH day of December, 2016.

HOMES AT 801 45TH AVENUE NORTH HOA, INC.

Owner of Unit A:

Grantland Hammond

Owner of Unit B:

Grantland Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Grantland Hammond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Shareholder/Member of Homes at 801 45th Avenue North HOA, Inc., and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 9TH day of December, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017