This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

FROM:
RUSSELL WAGNER

TO:
RUSSELL LEE WAGNER and CHRISTOPHER LEE THRIFT

BILL GARRETT, Davidson County
Trans:T20160109166 DEEDQC
Recvd: 12/13/16 09:02 3 pgs
Fees:17.00 Taxes:0.00
20161213-0130310

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Russell Lee Wagner and Christopher Lee Thrift 2704 Traughber Drive Nashville TN 37206	New Owner	073-13-0-145.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$1.00**

CHRISTOPHER LEE THRIFT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd, DAY OF December, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/09/18

(AFFIX SEAL)

JENNIFER B. KAMPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **RUSSELL WAGNER** do here by Quitclaim to **RUSSELL LEE WAGNER and CHRISTOPHER LEE THRIFT** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, Being Lot No. 48 on the Plan of Mailan Heights, as shown by plat of record in Plat Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Russell Wagner by Quit Claim Deed from Russell Lee Wagner, of record in Instrument Number 20031007-0148340, in the Register's Office for Davidson County, Tennessee.

This is improved real property located at 2704 Traughber Drive, Nashville, TN 37206.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 2 day of Dec, 2016.

Russell Wagner

RUSSELL WAGNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

RUSSELL WAGNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 2nd day of December, 2016.

Notary Public

My Commission Expires: 01/09/18

JENNIFER B. KAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY