Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(1)

BILL GARRETT, Davidson County
Trans:T20160109363 DEEDQC
Recvd: 12/13/16 11:12 1 pgs
Fees:12.00 Taxes:0.00
20161213-0130555

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
James C. Gardner, III **1811 Otter Creek Rd.** **Nashville, TN 37215**	**New Owner**	**144-00-0-074.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Vera Elsie Gardner,** by these presents does hereby quitclaim and convey unto **James C. Gardner, III** his heirs and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. Lot 2 on the Plan of McFadden Subdivision in the City of Forest Hills of record in Plat Book 4955, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with an easement for ingress and egress as set out in Deed Books 2195, page 368, and Book 2195, page 390, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Gardner, III and Vera Elsie Gardner, husband and wife by Quitclaim deed from James C. Gardner, III and Vera Elsie Gardner f/k/a Vera Kuhlke, husband and wife of record in Instrument No. 20140916-0084937 Register's Office for Davidson County, Tennessee, dated August 25, 2014 and recorded on September 16, 2014.

This is improved property known as **1811 Otter Creek Rd., Nashville, TN 37215**.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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.

Vera Elsie Gardner
Vera Elsie Gardner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of December, 2016, before me personally appeared **Vera Elsie Gardner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand this 7th day of December, 2016.

Notary Public
My commission expires: 10-3-2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is ***$ -0-*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 7th day of December, 2016.

Notary Public
My commission expires: 10-3-2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY