QUITCLAIM DEED

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 THE 2nd DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

P-WF-16-3502-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter M. Townsend and Elizabeth Townsend	new owner	
(NAME) **3502 Robin Road**	(NAME)	**118-14-0-047.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH L. SALES AND KAREN M. SALES, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PETER M. TOWNSEND AND ELIZABETH TOWNSEND, HUSBAND AND WIFE** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 77 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, 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 Peter M. Townsend and Elizabeth Townsend, husband and wife; and Kenneth L. Sales and Karen M. Sales, husband and wife; as Tenants in Common with Right of Survivorship by Warranty deed from Sharon Armer of record in Instrument No. 20130821-0088118 Register's Office for Davidson County, Tennessee, dated August 19, 2013 and recorded on August 21, 2013. (Value of consideration shown in aforementioned deed $400,000.00.)

This is **improved** property known as: **3502 Robin Road , Nashville, Tennessee 37204**.

BILL GARRETT, Davidson County
Trans:T20170001021 DEEDQC
Recvd: 01/05/17 10:05 2 pgs
Fees:12.00 Taxes:0.00
20170105-0001175

Witness my/our hand(s) this the 16th day of December, 2016

Kenneth L. Sales

Karen M. Sales

STATE OF Kentucky
COUNTY OF Jefferson

AMIE L KRUEGER

Personally appeared before me Kenneth L. Sales the undersigned, a Notary Public in and for said County and State, Kenneth L. Sales, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2016

Notary Public
My Commission Expires: 9/7/18
(SEAL)

AMIE L. KRUEGER NOTARY PUBLIC STATE AT L...

STATE OF Kentucky
COUNTY OF Jefferson

AMIE L KRUEGER

Personally appeared before me Karen M. Sales the undersigned, a Notary Public in and for said County and State, Karen M. Sales, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2016

Notary Public
My Commission Expires: 9/7/18
(SEAL)

AMIE L. KRUEGER NOTARY PUBLIC STATE...

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212