THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20170001894 DEEDQC
Recvd: 01/09/17 10:38 2 pgs
Fees:12.00 Taxes:0.00
20170109-0002182

QUIT CLAIM DEED

ADDRESS OF NEW OWNER **SEND TAX BILL TO:** **MAP AND PARCEL**

JACQUELINE A. LOVE
CHRISTOPHER A. BUTLER
BRIAN K. BUTLER
1514-1514 ½- 22ND AVENUE, NO. **Same as New Owner** 081 15 070.00
NASHVILLE, TN 37208 84-85, 878

FOR AND IN CONSIDERATION of the sum of One dollar (1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned Peggy Ann Butler and through her Attorney In Fact, Jacqueline A. Love, transfers, quitclaims and conveys unto Jacqueline A. Love, Christopher Allen Butler, and Brian Keith Butler, all right, title and interest that they may posses in the following described real property to wit:

Land in the Second Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 72 on the Map of S.A. Champion Subdivision of Lots Nos. 85 and 168 and Lots 169 to 228 and Lots 235 to 252 inclusive in the Harding Plan, and registered in Book 21, Page 80, Register's Office for Davidson County, Tennessee said Subdivision being recorded in Book 161, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 50 feet on the east side of Champion Avenue and extends back between parallel lines 154.7 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to JACKIE BUTLER and wife PEGGY ANN RICHMOND BUTLER, and SHIRLEY RICHMOND GORDON, by deed from MARY R. GREEN and husband, ROBERT A. GREEN, of record, in Book 5048, Page546, Register's Office for Davidson County, Tennessee.

Current Source of Title: 9820 Page 324
Jackie Butler is now deceased.

This is improved property known as 1514-1514 ½ 22nd Ave. No. Nashville, Tennessee. Said property is conveyed subject to limitations, restrictions and encumbrances as may affect the premises. Title to this property was not examined incidental to this conveyance.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of January, 2017.

Peggy Ann Butler
by her Attorney In Fact, Jacqueline A. Love

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jacqueline A. Love, Attorney In Fact for Peggy Ann Butler, the within named bargainer, whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

ERIC F. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

My Commission Expires: 11/5/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1.00.

Affiant

Subscribed and sworn before me this the 9 day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 11/5/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, **Affiant**
Subscribed and sworn before me this the
9 Day of January, 2017.
Brandi Weis, **Deputy Register**