BILL GARRETT, Davidson County
Trans:T20170004265 DEEDQC
Recvd: 01/17/17 11:48 3 pgs
Fees:17.00 Taxes:0.00
20170117-0004803

THIS INSTRUMENT PREPARED BY:

Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Ste. 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 5th day of January, 2017.

Notary Public

My Commission Expires: March 17, 2020

SUSAN S. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.

Address New Owner As Follows:
Paul R. Hannah and Chloe P. Hannah and Duncan Hannah
827 Bradford Avenue
Nashville, TN 37204

Send Tax Bills To:
Raymond James Bank, N.A.
710 Carillon Parkway
St. Petersburg, FL 33716

Map-Parcel Number:
105-14-0-C-014.00C0

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Paul R. Hannah and Chloe P. Hannah, husband and wife** (collectively "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby release, remise, quitclaim and give unto **Duncan Hannah, unmarried** ("Grantee"), a **13%** interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 827 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27·101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, Register's Office for Davidson County, Tennessee for a more complete identification and description of said unit.

Being the same property conveyed to Duncan Hannah, unmarried, as to an undivided 50% interest (the Entity Interest #1) and Paul R. Hannah and Chloe P. Hannah, husband and wife, as tenants by the entirety to an undivided 50% interest (the Entity Interest #2), and as they relate to each other, being held as tenants in common with right of survivorship by Deed from Bryan Charles McAllister and Amanda McAllister f/k/a Amanda English, of record in Instrument No. 20150804-0077396, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 827 Bradford Avenue, Nashville, TN 37204.

WITNESS our hands this 5th day of January, 2017.

Paul R. Hannah

Chloe P. Hannah

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul R. Hannah and Chloe P. Hannah**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS our hands and official seal this 5th day of January, 2017.

Notary Public

My Commission Expires: March 17, 2020

SUSAN S. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.