BILL GARRETT, Davidson County
Trans:T20170005200 DEEDQC
Recvd: 01/19/17 09:59 2 pgs
Fees:12.00 Taxes:0.00

20170119-0005826

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of January, 2017

Notary Public
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie Ann Crawford and James Crawford	SAME AS NEW OWNER	09601008500
(NAME) 2624 Bluefield Ave.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carole Matthews**, hereinafter called the Grantor(s), has quitclaimed unto **Stephanie Ann Crawford and James Crawford, wife and husband**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Map of Resubdivision of Lot Nos. 1 to 10 Inclusive, on the Plat of Bluefields, of record in Book 843, Page 16, Register's Office for said County which Resubdivision is not of record.

According to an unregistered copy of a survey thereof made by Z. J. Wilkinson, Surveyor, January 21, 1941, said Lot No. 12 fronts 75 feet on the Northeasterly side of Bluefield Avenue and runs back between lines, 290 feet more or less on the Northwesterly line and 300 feet more or less on the Southeasterly margin of the right of way of the Tennessee Central Railroad on which is measures 70 feet.

Being the same property conveyed to Stephanie Crawford and Carole Matthews, tenants in common with right of survivorship by deed from Gerthal French, III, sole devisee of the Estate of Lucille T. French, deceased, dated 08/16/2013, of record in Instrument No. 20130816-0086535, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 2624 Bluefield Avenue, Nashville, TN 37214.

Witness my hand this 12th day of January, 2017.

Carole Matthews

Carole Matthews

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carole Matthew the herein 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 12th day of January, 2017.

Tammy Duncan

Notary Public

My Commission Expires: 4/17/19

(SEAL)

