THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BLVD, SUITE 115** **HENDERSONVILLE, TN 37075** THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$-0-~~. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF January, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES: 1/6/2020 CURTIS L GARDNER JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Carol J. Moore	Same as new owner	106 02 0 044.00
(NAME)	(NAME)	
1038 Forest Harbor Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CAROL J. LUCKEY N/K/A CAROL J. MOORE**, hereinafter called **"GRANTOR"**, by these presents, does hereby quitclaim and convey unto **CAROL J. MOORE**, hereinafter called "GRANTEE", ~~his~~ her successors, heirs and assigns all of ~~his~~ her rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

BEING Lot No. 1 on the Plan of Elm Hill Business Center, Section Thirteen, of record in Book 5190, Page 454, Register's Office for said county.

SAID Lot No. 1 fronts 78.05 feet on the westerly margin of Twin Elms Court and extends back 235.2 feet on its southerly line and 210.70 feet on its northerly line, to a line in the rear measuring 136.85 feet thereon.

Being the same property conveyed to Jere F. Luckey and wife, Carol J. Luckey by warranty deed from Karl E. Haury, Theodore H. Lightfoot, Walter G. Knestrick, and Ervin M. Entrekin, recorded on September 24, 1980 in Book 5655, page 571, Register's Office, Davidson County, Tennessee. Further conveyed to Carol J. Luckey by quitclaim deed from Jere F. Luckey, recorded on April 18, 1991 in Book 8332, page 605, said Register's Office.

Carol J. Luckey and Carol J. Moore being one and the same person.

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 improved property known as 912 Twin Elms Court, Nashville, Tennessee 37210.

BILL GARRETT, Davidson County
Trans:T20170008352 DEEDQC
Recvd: 01/30/17 09:49 2 pgs
Fees:12.00 Taxes:0.00
20170130-0009437

WITNESS my/our hands this 24th day of January, 2017.

CAROL J. MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CAROL J. MOORE**, the bargainor(s), 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 24th day of January, 2017.

Notary Public

My Commission Expires: 1/4/2020

CURTIS L GARDNER JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY