BILL GARRETT, Davidson County
Trans:T20170008478 DEEDQC
Recvd: 01/30/17 11:28 2 pgs
Fees:12.00 Taxes:0.00
20170130-0009568

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 26th day of January, 2017. Notary Public My Commission Expires: 10/14/2020

TRAVIS RAY REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

QUITCLAIM DEED

Address New Owner: Barbara Hicks-Cooper 433 Westfield Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 128-13A-433.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Emily K. Hicks and Barbara A. Hicks-Ladd now known as Barbara Hicks-Cooper as joint tenants with rights of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Barbara Hicks-Cooper** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 433, on the Plan of Westfield Condominiums (formerly the Hamlet), of record in Book 6250, Page 590, and the First Revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated and made a part hereof by reference.

Being the same property conveyed by Quitclaim Deed from A. Nicole Coleman, an unmarried woman to A. Nicole Coleman and Kathy Coleman, as tenants in common, with the right of survivorship as recorded on the 6th day of November, 2006 in Instrument No. 20061106-0138149 and Warranty Deed from Christie Leigh Nesbitt, unmarried to A. Nicole Coleman, unmarried as recorded on the 27th day of June, 2006 in Instrument No. 20060627-0076957, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Emily K. Hicks and Barbara A. Hicks-Ladd as joints

tenants with rights of survivorship by Warranty Deed from A. Nicole Coleman and Kathy Coleman as tenants in common with the right of survivorship, recorded on the 18th day of October, 2010 in Instrument No. 20101018-0083396, in the Register's Office of Davidson County, Tennessee.

Barbara A. Hicks-Ladd and Barbara Hicks-Cooper being one and the same person.

This is improved property known as 433 Westfield Drive Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2017.

Emily K. Hicks

Barbara A. Hicks-Ladd NKA Barbara Hicks-Cooper

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily K. Hicks and Barbara A. Hicks-Ladd NKA Barbara Hicks-Cooper, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of January 2017.

Notary Public

My Commission Expires: 10/14/2020

TRAVIS E. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY