BILL GARRETT, Davidson County
Trans:T20170008478 DEEDQC
Recvd: 01/30/17 11:29 2 pgs
Fees:12.00 Taxes:0.00
20170130-0009569

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203-A**<br>**Nashville, TN 37215**<br><br>*No title search was performed in the preparation of this Quitclaim Deed.* | STATE OF TENNESSEE<br>COUNTY OF DAVIDSO<br><br>The actual consideration for this transfer is: $-0-.<br>Affiant<br>Subscribed and sworn to before me, this 20 day of January, 2017.<br>Notary Public<br>My Commission Expires: |

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

## QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Kella Stephenson Farris, Trustee<br>P.O. Box 121859<br>Nashville, TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>10408034200 |

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 **Luke R. Laird and wife, Beth M. Laird** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Kella Stephenson Farris, Trustee of the LBL Properties Land Trust dated December 9th, 2016** 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:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of O.B. Hayes Large Lot, called "Rokeby," as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue as widened 220 feet south of the south line of Weston Avenue and being the northwest corner of C.D. Hyde's Lot; thence, with the easterly margin of said 16th Avenue South, southerly 55 feet; thence at right angles easterly 144 feet more or less to the westerly margin of an alley; thence with the westerly margin of said alley northerly 55 feet to a point; thence, westerly 144 feet, more or less, to the beginning.

Being the same property conveyed from Kerry Collins by Warranty Deed to Luke R. Laird and wife, Beth M. Laird recorded December 18th, 2013 in Instrument No. 20131218-0127759, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1508 16th Avenue South Nashville, TN 37212.

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 20 day of January, 2017.

**Luke R. Laird**

**Beth M. Laird**

STATE OF TN )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luke R. Laird and Beth M. Laird,** 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 20 day of January 2017.

Notary Public

My Commission Expires: November 3, 2020

TIM LANE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2020