BILL GARRETT, Davidson County
Trans:T20170010090 DEEDQC
Recvd: 02/02/17 14:56 3 pgs
Fees:17.00 Taxes:0.00
20170202-0011465

After recording, return documents
and future tax statements to:
Gemar Brewton
3013 Keeling Avenue
Nashville, TN 37216

New Owner
Gemar Brewton
3013 Keeling Ave,
Nashville, TN 37216

This instrument prepared by:
Nina Gragg
2906 Snowden Road
Nashville, TN 37204

QUITCLAIM DEED
Under 66-5-103(B)(2)

This indenture, made this 2nd day of February , 2017 between the grantor,
Nina Gragg, unmarried
2906 Snowden Road
Nashville, TN 37204
Davidson County

and the grantee,
Gemar Brewton, married
3013 Keeling Avenue
Nashville, TN 37216
Davidson County

Witnesseth, that in consideration of the sum of Ten Dollars ($10.00)

in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson , in the State of Tennessee, to wit:
Being land located in Davidson County, Tennessee, being lot No. 74 on the map Eskridge Subdivision of part of the W.B. Franklin Property, as of record in Book 547, Page 52 Registers office for said county. Said Lot No. 74 fronts 60.0 feet on the southery margin of Fairwin Avenue and runs back between parallel lines measuring 175.00 feet to a line in the rear measuring 60.0 feet.

Parcel ID: 072-09-0-389.00
Commonly known as: 1026 Fairwin Avenue Nashville, TN 37216
Subject to:
Any and all existing easements, restrictions, and building setback lines of record. Subject to such limitations, restrictions, and encumberances as may effect the premises.

Source of title:
Being the same property conveyed to Eddie L. Gragg and Nina Gragg as tenants by entirety by warranty deed from United Companies Lending Corporation of record in book 9716 page 927 in the registers office for Davidson County. That said Eddie L. Gragg is now deceased.

In witness whereof, the grantor has signed and sealed these presents on the day and year first above written.

Nina Gragg
Signature
Nina Gragg
Print name
Grantor NINA GRAGG
Capacity

Grantor
Signature

Print name

Capacity

Signature
Gemar Brewton Gemar Brewton
Print name
Grantee
Capacity

Grantee
Signature

Print name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF TN }
COUNTY OF Davidson }

On this 2nd day of Feb., 2017, before me personally appeared Nina GRAGG and Gemar Brewton,
to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons') free act and deed.

Karen B. Green
Notary Public
My commission expires:
10-7-2019

KAREN B. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

OATH OF CONSIDERATION

STATE OF TN }
COUNTY OF Davidson }

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Nina Gragg
Signature

NINA GRAGG
Print name

Subscribed and sworn to before me this 2nd day of Feb., 2017.

Karen B. Greer
Notary Public

My commission expires:
10-7-2019

KAREN B. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019