SEND TAX BILLS TO:
Bradford S. Fakes
808 Chapparal Dr.
Lebanon, TN 37087

ADDRESS OF NEW OWNER (S):

808 Chapparral Drive

Lebanon, TN 37087

MAP 75-10 **PARCEL** 30

IMPROVED X **UNIMPROVED** ____

THIS INSTRUMENT PREPARED BY:
A. ENSLEY HAGAN, JR.
ATTORNEY AT LAW
107½ S. CUMBERLAND ST.
LEBANON, TENNESSEE 37087

BILL GARRETT, Davidson County
Trans:T20170011386 DEEDQC
Recvd: 02/07/17 15:00 2 pgs
Fees:12.00 Taxes:0.00
20170207-0012990

QUIT CLAIM DEED

I, Starr Fakes, hereby Quit Claim to my son, Bradford S. Fakes, all of my interest in the following land. Said property being a certain house and real property located in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Hermitage Estates Subdivision, of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 229 fronts 87 feet on the northwesterly margin of Terry Lane and runs back between lines measuring 95.6 feet on the southwesterly side and 130 feet on the northeasterly side to a broken line in the rear on which it measures 121.7 feet.
>
> Being the same property conveyed to Starr Fakes by deed from Wm Thomas McHugh on the 4th day of November, 1971, and recorded in Book 4551, Pages 120 and 121, in the Register's Office for Davidson County, Tennessee

This conveyance is made subject to any easements, conditions, exceptions, and/or restrictions of record.

BSF

~~To have and to hold unto the said Bradford S. Fakes, his heirs and assigns in fee simple.~~

WITNESS MY HAND on this the 1ST day of February, 2017.

Starr Fakes

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County aforesaid, the within named Starr Fakes with whom I am personally acquainted and who acknowledged the execution of the foregoing AGREEMENT for purposes therein contained.

WITNESS my hand and official seal this the 1ST day of February, 2017.

A. Ensley Hagan, JR.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/06/18

A. ENSLEY HAGAN, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and The Hagan Law Firm shall not be responsible for any matter that could have been resolved by a title examination, settlement, or legal and/or tax related counsel. Additionally, The Hagan Law Firm and A. Ensley Hagan, Jr., make no warranties regarding ownership of the above-referenced property.

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, Bradford Stahr Fakes, after being duly sworn according to law, make oath that the actual consideration given for the attached conveyance is $0.00.

Bradford Stahr Fakes
Printed name: Bradford Stahr Fakes

Sworn to and subscribed by A. Ensley Hagan, Jr before me this 1st day of February, 2017.

My Commission Expires: 02/06/18

A. Ensley Hagan, Jr
Notary Public

A. ENSLEY HAGAN, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY