BILL GARRETT, Davidson County
Trans: T20170013447 DEEDQC
Recvd: 02/14/17 10:50 2 pgs
Fees: 12.00 Taxes: 0.00

20170214-0015287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Charles C. Lannom
AFFIANT

Subscribed and sworn to before me this 14 day of February, 2017.

Notary Public

My Commission expires: 5/4/19

Based upon information provided by client

AIMEE DENISE BOBBITT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Charles C. Lannom 1023 Maxwell Avenue Nashville, Tennessee 37206	Same	08305013800

KNOWN ALL MEN BY THESE PRESENT that Charles C. Lannom for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Charles C. Lannom and Wife, Frances Yvonne Lannom, as joint tenants with right of survivorship, the right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Being the southerly 37 ½ feet of Lot No. 3 on the Plan of Ruth B. Hawkins Home Place, as of record in Book 547, page 129 R.O.D.C. Tennessee. Said part of said lots fronts 37 ½ feet on the westerly side of the Gallatin Turnpike and runs back between parallel line 150 feet to an alley and also Lot No. 14 and the easterly half of Lot No. 15 on the Plan of the Subdivision of Ruth B. Hawkins Home Place (in the book and page above designated). Said Lot No. 14 fronts 50 feet on the northerly side of Maxwell Avenue and runs back northerly to a 12 foot alley, between parallel lines, a distance of 308.25 feet, more or less, on the easterly side of said lot and a distance of 306.5 feet, more or less, on the westerly side of said lot, and a distance of about 50 feet along said alley; and the easterly half of Lot No. 15 on said plan running back to a 12 foot alley on the easterly side 304.25 feet, more or less, and on the westerly side of 300.25 feet, more or less, and about 25 feet along the margin of said alley. Said lot 14 and part of said lot 15 together front 75 feet on Maxwell Avenue and about 75 feet on said alley, and said lot lies between parallel lines.

All of the said above described lots and parts of lots are a part of the lands which were devised by D.H. Bailey in his will which appears of record in Will Book 38, page 255, in the office of the County Clerk of Davidson County, Tennessee.

BEING same property conveyed to Elizabeth J. Burgess by warranty deed from Joe B. Hawkins, Marguerite H. Carney, H. Frost of record in Book 950, page 38, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mrs. Verna Lannom by warranty deed from Elizabeth J. Burgess, of record in Book 954, page 572, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles C. Lannom by Administrator's Deed from Charles C. Lannom, Administrator for the Estate of Verna Vaughn Lannom, Probate Court for Davidson County, Tennessee, Docket No. 16P-1771, as recorded as instrument no. 2017 20170214-0015286, Register's Office for Davidson County, Tennessee.

Mrs. Verna Lannom and Verna Vaughn Lannom being one and the same.

This is improved property known as 1023 Maxwell Avenue, Nashville, Tennessee 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14 day of FEBRUARY, 2017.

Charles C. Lannom

Charles C. Lannom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Charles C. Lannom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 14th day of February, 2017.

Aimee Denise Bobbitt

Notary Public

My Commission Expires: 5/4/19

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.