THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 170110389**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13 day of February, 2017. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Scott M. Bane and Bradford T. Hunt 2511 Belmont Blvd. Nashville, TN 37212	Send Tax Bills To: New Owner 2511 Belmont Blvd Nashville TN 37212	Tax Information: 11704002100

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, **Scott M. Bane, married** hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Scott M. Bane and Bradford T. Hunt, a married couple,** its 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 Lot 1, RESUBDIVISION OF P/O LOT 181 AND 182 BELMONT LAND CO.'S PLAN, as shown on plat of record in Plat Book 6050, Page 589, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Special Warranty Deed from Phillip Webster Millsaps also known as Philip Webster Millsaps, a married person, Francis Marion Millsaps, an unmarried person, and Laurence Jackson Millsaps, an unmarried person to Scott M. Bane, as recorded on the 26th day of April, 1994 in Deed Book 9323, Page 802 and a portion of Warranty Deed from W. Blair Childrey, Jr., unmarried to Scott M. Bane, unmarried, as recorded on the 12th day of January, 1998 in Deed Book 10754, Page 760, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170014122 DEEDQC
Recvd: 02/16/17 11:05 2 pgs
Fees:12.00 Taxes:0.00
20170216-0016000

This is improved property known as 2511 Belmont Blvd AKA 2513 Belmont Blvd 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 14 day of February, 2017.

Scott M. Bane

STATE OF NY)
COUNTY OF Nassau)

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

WITNESS my hand, at office, this 14th day of February 2017.

Notary Public

My Commission Expires: 5/28/18

JOSHUA YOON
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York
01YO6219134
MY COMMISSION EXPIRES 05/28/2018