THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 170210821**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 28th 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: Thomas Ratliff and Elizabeth J. Ratliff 1516 Boscobel Street Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: 08313048200

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, **Thomas Ratliff and Elizabeth Jackson now known as Elizabeth J. Ratliff, husband and wife** hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Thomas Ratliff and Elizabeth J. Ratliff, husband and wife,** 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 No. 207 on the Plan of Lindsley Property, Block V of record in Plat Book 2, Page 92, in Chancery Court of Davidson County, Tennessee.

Being the same property conveyed to Thomas Ratliff and Elizabeth Jackson, husband and wife by Warranty Deed from Gill Designs & Construction, LLC, recorded on the 30th day of July, 2014 in Instrument No. 20140730-0067976, in the Register's Office of Davidson County, Tennessee.

Elizabeth J. Ratliff and Elizabeth Jackson being one and the same person.

This is improved property known as 1516 Boscobel Street Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20170019851 DEEDQC
Recvd: 03/08/17 10:14 2 pgs
Fees:12.00 Taxes:0.00
20170308-0022837

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 28th day of February, 2017.

Thomas Ratliff

Elizabeth Jackson NKA Elizabeth J. Ratliff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas Ratliff and Elizabeth Jackson NKA Elizabeth J. Ratliff**, 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 28th day of February 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018