1030 Chancery Lane

This Instrument Prepared By and
Return to:
Tommy C. Estes
MANIER & HEROD,
A Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
615-742-9315

BILL GARRETT, Davidson County
Trans:T20170031131 DEEDWARR
Recvd: 04/13/17 09:32 2 pgs
Fees:12.00 Taxes:0.00
20170413-0036064

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.:
Albert W. Shean, III Mary Ellen Shean 1030 Chancery Lane Nashville, TN 37215	(SAME)	Map – 130 Group – 14 Parcel – 52

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged and pursuant to Tennessee Code Annotated Section 66-1-109, Mary Ellen Shean (hereinafter "Grantor"), by these presents and for the purpose of creating an estate of tenancy by the entireties for herself and her husband, Albert W. Shean, III, does hereby quitclaim and convey unto herself and her husband as tenants by the entirety (hereinafter "Grantees"), their successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 6 on the Plan of Chancery South, of record in Plan Book 5200, Page 452, in the Register's Office for said County.

Said Lot No. 6 fronts 217.931 feet on the easterly margin of Chancery South and extends back 349.29 feet on the northerly line and 368.33 feet on the southerly line, to a line on the rear on which it measures 217.00 feet.

Being the same property conveyed to Mary Ellen Shean from Albert W. Shean, III, by quitclaim deed, dated January 25, 1998, of record in Book 10993, Page 7, in the Register's Office for Davidson County, Tennessee.

This is improved property, commonly known as 1030 Chancery Lane, Nashville, in Davidson County, Tennessee 37215.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor and Grantee. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 12th day of April, 2017.

Mary Ellen Shean
MARY ELLEN SHEAN, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, MARY ELLEN SHEAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 12th day of April, 2017.

Tommy C. Estes
Notary Public
My Commission Expires: 05-05-2020

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires 5-5-2020

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(A).