QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170031297 DEEDQC
Recvd: 04/13/17 12:32 2 pgs
Fees:12.00 Taxes:0.00
20170413-0036275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP / PARCEL NUMBER (S)**
Michael P. Fay	**Owner**	
(NAME)	(NAME)	**105-12-0-043.00**
333 Woodycrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL P. FAY and PATRICK J. GRIFFITH,** HEREINAFTER CALLED THE GRANTOR(s), HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MICHAEL P. FAY,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Lot No. 1 on the plan of Section One, Woodycrest, of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 181.3 feet on the easterly side of Woodycrest Avenue and runs back between lines 225 feet on the northerly line an d 150 on the southerly line to a dead line in the rear, on which it measures 64.7 feet.

Being the same property conveyed to The 4J L.P., a Tennessee limited partnership, by deed from James N. Stansell and wife, Dolores R. Stansell, on May 18, 1994, of record in Book 9359, page 343, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael P. Fay and Patrick J. Griffith, by deed from The 4J L.P., a Tennessee limited partnership, in Instrument No. 20131009-0105895 Register's Office for Davidson County, Tennessee, dated October 4, 2013 and recorded on October 9, 2013.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including the following:

Subject to all matters as shown on the Plan of record in Book 1835, page 25, Register's Office Davidson County, Tennessee

This instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is
( ) unimproved
(X) improved
property known as **333 Woodycrest Avenue, Nashville, Tennessee 37210**

Witness our hands this 10th day of April, 2017

Michael P. Fay

Patrick J. Griffith

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of April, 2017, before me personally appeared Michael P. Fay and Patrick J. Griffith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of April, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212