BILL GARRETT, Davidson County
Trans:T20170031831 DEEDQC
Recvd: 04/17/17 12:31 2 pgs
Fees:12.00 Taxes:0.00
20170417-0036908

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $ - 0 -.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 14th DAY OF April, 2017.

Notary Public
My Commission Expires: 7.2.18

FROM:	TO:
Ronald G. Grizzard and Frank C. Batson	Frank Batson Homes, Inc.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Frank Batson Homes, Inc. 120 Donelson Pike Nashville, TN 37214	NEW OWNER 120 Donelson Pike Nashville, TN 37214	#096090D00700CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ronald G. Grizzard and Frank C. Batson, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto Frank Batson Homes, Inc., hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Lakeland Pointe, a Horizontal Property Regime with Private Elements as set forth in Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Lakeland Pointe of record in Instrument 20160607-0057085, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Ronald G. Grizzard and Frank C. Batson by deed from Gayle Paul and Ron Grizzard and James Grizzard and Nancy Fergusson, Heirs of the Estate of Georgie Edith Grizzard, of record in Instrument 20070626-0076212, dated June 25, 2007, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

The street address of the Real Property is 2730 Lakeland Dr. – Nashville, TN 37214, ___ Unimproved/ _X_ Improved real property.

Wherever 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, GRANTORS have caused this QUITCLAIM DEED to be executed on this 14th day of April, 2017.

GRANTORS

Ronald G. Grizzard

Frank C. Batson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Ronald G. Grizzard and Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of April, 2017.

My commission expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

QCD-16-1189.karen