QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170032472 DEEDQC
Recvd: 04/18/17 12:34 2 pgs
Fees: 12.00 Taxes: 0.00

20170418-0037752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 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)
Alice Carriere	**Same**	
(NAME)	(NAME)	**Map 061-16-0 Parcel 231.00**
1317 Ardee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **GREGORY LATTIMER AND ALICE CARRIERE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **ALICE CARRIERE, MARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 61, BLOCK C AND THE EAST HALF OF LOT 60 OF BLOCK C ON THE MAP OF THE RE-SUBDIVISION OF SUNNYMEADE, UNIT NO. 1 AND SUBDIVISION OF SUNNYMEADE, UNIT NO. 2, OF RECORD IN PLAT BOOK 974, PAGE 56 AND 57, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SAID LOT 61 AND THE EASTERLY HALF OF LOT 60 ADJOIN AND FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF ARDEE AVENUE AND EXTENDS BACK 340.3 FEET ON THE EASTERLY LINE AND 336.45 FEET MORE OR LESS, ON THE WESTERLY LINE TO A REAR LINE MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GREGORY LATTIMER AND ALICE CARRIERE, HUSBAND AND WIFE, BY WARRANTY DEED FROM CHERRY B. CHASSAN AND JORDAN H. CHASSAN, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NUMBER 20160728-0077810, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 27TH DAY OF JULY, 2016.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved**

property known as **1317 Ardee Avenue, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 13 day of April, 2017.

GREGORY LATTIMER

ALICE CARRIERE

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGORY LATTIMER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of April, 2017.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICE CARRIERE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of April, 2017.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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