BILL GARRETT, Davidson County
Trans:T20170035624 DEEDQC
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Fees:12.00 Taxes:0.00
20170427-0041473

ADDRESS NEW OWNERS AND SEND TAX BILLS:
BRUCE A. MAURER, TRUSTEE OF THE BRUCE A. MAURER LIVING TRUST DATED SEPTEMBER 9, 2013
608 Joyce Lane
Nashville, TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 61 - 2 - 57.03

QUITCLAIM DEED

This instrument is made and entered into this the 25th day of April, 2017, by and between **BRUCE ALLAN MAURER,** GRANTOR and **BRUCE A. MAURER, TRUSTEE OF THE BRUCE A. MAURER LIVING TRUST DATED SEPTEMBER 9, 2013,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, its heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map by Sweeney-Clark Realty Company's Property Subdivision of part of Lot No. 4 on the Map of the William Bradford Land, as of record in Book 547, page 91, Register's Office for said County and a part of reserved strip lying west of Lot No. 273 on the Plan of Gra-Mar Acres, Section VIII, as of record in Book 2331, page 110, said Register's Office, and described according to an unrecorded copy of a survey thereof made by Barge Waggoner & Sumner, Inc., Engineers, dated January 10, 1963, as follows:

BEGINNING at a point in the south margin of Joyce Lane, 100 feet west from the northwest corner of Lot No. 273 on the Plan of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, Register's Office; thence South 13° 46' East 240.2 feet to a point; thence South 88° 24' West 89.3 feet to a point; thence North 22° 27' West 212.1 feet to the south margin of Joyce Lane; thence with the margin of the same, easterly 120 feet to the point of beginning.

Being the same property conveyed to Bruce Allan Maurer, by Quitclaim Deed from BRUCE A. MAURER, Trustee under Trust Agreement dated July 30, 1996 of record in Instrument No. 20150427-0037139, Register's Office for Davidson County.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 608 Joyce Land, Nashville, Tennessee 37216.

Executed on the date first above written.

Bruce Allan Maurer
BRUCE ALLAN MAURER

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county and state, BRUCE ALLAN MAURER, 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 seal at office this 25th day of April, 2017.

Lydia Thompson
NOTARY PUBLIC

My Commission Expires: 6-18-2019

LYDIA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Bruce Allan Maurer
AFFIANT

Subscribed and sworn to before me, this the 25th day of April, 2017.

Lydia Thompson
NOTARY PUBLIC

My Commission Expires: 6-18-2019

LYDIA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

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