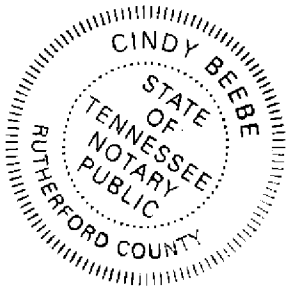
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nichole Bauer	Nichole Bauer	071-15-0-530.00
(NAME)	(NAME)	
1404a Lischey Avenue	1404a Lischey Avenue	Davidson County DEEDQC Recvd: 05/01/17 11:20 3 pgs Fees:17.00 Taxes:0.00 **20170501-0042422**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walker Bauer** , hereinafter called the Grantor(s), has quitclaimed unto **Nichole Bauer, a single person f/k/a Nichole Beebe** , hereinafter called the Grantee(s), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being all of Lot No. 47, on the plan of The Highland Land Co's Subdivision, of record in Plat Book 421, Page 14, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Walker Bauer and Nichole Beebe by Warranty Deed dated 11/25/2015 from Infill Development, LLC of record in Instrument 201512030121935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to All matters as set forth on the plat of record in Plat Book 421, Page 14, Register's Office for said County.

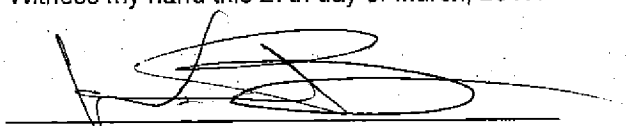
INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1404a Lischey Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 27th day of March, 2017.



Walker Bauer

State of Tennessee
County of Rutherford

Personally appeared before me Walker Bauer , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2017.

Anna Edge

Notary Public 3.6.18 Anna Edge
My Commission Expires: 3.6.18



NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Cindy Beebe, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Christopher R. Jackson, a notary public in and for the aforesaid county and state, the within named Cindy Beebe, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: March 18, 2019