THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Davidson County DEEDQC Recvd: 05/08/17 10:34 3 pgs Fees:18.00 Taxes:1868.50 **20170508-0045308**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $505,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2017. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX INFORMATION:
Amy Meredith Clapham 1202 Woodland Street Nashville, TN 37206	New Owner	Map and Parcel No.: 083 09 0 171.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, RONALD BARRIE CLAPHAM ("Grantor"), does hereby quitclaim, transfer and convey unto AMY MEREDITH CLAPHAM AKA AMY MEREDITH CLAPHAM-GARAFOLO ("Grantee"), her heirs and assigns, of all Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of East Edgefield, of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Said Lot No. 6 fronts 51 feet on the southerly side of Woodland Street and runs back between parallel lines, 175 feet, more or less, to an alley.

Being the same property conveyed to Ronald Barrie Clapham by Warranty Deed dated October 1, 2013, from Michael Collier and Kellie Cunningham, N/K/A Kellie Collier, husband and wife, of record as Instrument No. 20131002-0103725 in the Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20131008-0105809 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 20, 2013, of record as Instrument No. 20131202-0122636 in the Register's Office for Davidson County, Tennessee, Ronald Barrie Clapham, married, conveyed the subject property to Ronald Barrie Clapham and Amy Meredith Clapham-Garafolo, married.

This is improved property known as 1202 Woodland Street, Nashville, Davidson County, Tennessee 37206.

The subject property has never been the marital residence of the Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2017.

GRANTOR:

RONALD BARRIE CLAPHAM

COUNTRY OF SCOTLAND, UNITED KINGDOM

COUNTY/SHIRE OF GLASGOW, SCOTLAND

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named RONALD BARRIE CLAPHAM, the 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 at office, this 27th day of April, 2017.

Notary Public in all time coming.
~~My Commission Expires:~~

Glasgow, Scotland
United Kingdom

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION HAS BEEN CONDUCTED BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

