BILL GARRETT, Davidson County
Trans:T20170039004 DEEDQC
Recvd: 05/08/17 14:26 2 pgs
Fees:12.00 Taxes:0.00
20170508-0045553

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** ***No title search was performed in the preparation of this quitclaim deed.***	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 4th day of May, 2017. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Sarah C. Stallings 915 Battlefield Drive Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 11806009600

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Christopher D. Coldren, unmarried** referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Sarah C. Stallings, unmarried,** its heirs and assigns all of their rights, 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. 4, Block "H" on the Plan of Battlefield Estates, Section No. 2, of record in Plat Book 843, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with, as an appurtenance thereto, that certain easement for driveway purposes of record in Book 5316, Page 706, said Register's Office.

Being the same property conveyed to Christopher D. Coldren and Sarah C. Stalling, husband and wife from Susan K. Hoffman and Gregory L. Langeliers, both unmarried by Warranty Deed recorded on June 11th, 2013 in Instrument No. 20130611-0059466, in the Register's Office of Davidson County, Tennessee.

Title erroneously vested as Sarah Stalling. Sarah Stalling and Sarah Stallings being one and the same person.

This is improved property known as 915 Battlefield Drive Nashville, TN 37204.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever 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, Grantor has executed this instrument on this 4th day of May, 2017.

Christopher D. Coldren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher D. Coldren,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of May, 2017.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017