BILL GARRETT, Davidson County
Trans:T20170042901 DEEDQC
Recvd: 05/19/17 14:01 2 pgs
Fees:12.00 Taxes:0.00
20170519-0050077

KRISTA L. COTTINGHAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164028271
MY COMMISSION EXPIRES JULY 12, 2020

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT FILE #: 170311321

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Adams)

The actual consideration for this transfer is: $-0-.

x Michael Thomas Dixon
Affiant

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

Krista L Cottingham
Notary Public

My Commission Expires: July 12, 2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachelle Rountree and Braeden Rountree 144 ACADEMY SQ Nashville, TN 37210	New Owner	093110A14400CO

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, **Michael Thomas Dixon, married and Rachelle Marie Dixon now known as Rachelle Rountree, married as joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Rachelle Rountree and Braeden Rountree, wife and husband,** 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 Unit 144, Academy Square, revised, as shown on plat of record in Plat Book 5200, Page 614, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Thomas Dixon, married and Rachelle Marie Dixon, unmarried as tenants in common with rights of survivorship by Warranty Deed from Robert V. Price, unmarried man and Christopher Alan Davies-Scruggs, married man, recorded on the 16th day of August, 2012 in Instrument No. 20120816-0073314, in the Register's Office of Davidson County, Tennessee.

Rachelle Marie Dixon and Rachelle Rountree being one and the same person.

This is improved property known as 144 Academy Square Nashville, TN 37210.

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 25 day of April, 2017.

x Michael Thomas Dixon

Michael Thomas Dixon

STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF ~~DAVIDSON~~ Adams)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Thomas Dixon**, 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 25 day of April 2017.

Krista Cottingim
Notary Public

My Commission Expires: July 12, 2020

KRISTA L. COTTINGIM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164028271
MY COMMISSION EXPIRES JULY 12, 2020

Rachelle Rountree

Rachelle Marie Dixon NKA Rachelle Rountree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rachelle Marie Dixon NKA Rachelle Rountree**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of ~~April~~ May 2017.

Jake M. Shelton
Notary Public

My Commission Expires: December 16, 2017

JAKE M SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY