THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 170411648**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 25 day of May, 2017. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 19, 2019

QUITCLAIM DEED

Address New Owner: Eric Ward and Suzanne Ward 3613 Westbrook Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 104-05-243.00

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, **Suzanne R. Brody now known as Suzanne Ward, and Eric D. Ward,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Eric Ward and Suzanne Ward, husband and wife,** 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. 468 and the Easterly 10 feet of Lot No. 469, on the Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for said County.

Said Lot No. 468 and part of Lot 469 front together 70 feet on the Southerly side of Westbrook Avenue, and run back 191 feet on the Easterly line and 182 feet, more or less, on the Westerly line to an alley and measures 71 feet thereon.

Being the same property conveyed to Suzanne R. Brody, and Eric D. Ward by Warranty Deed from Julie A. Wagoner-Terry and husband, Roy C. Terry, recorded on the 30th day of April, 1998 in Deed Book 10908, Page 441, in the Register's Office of Davidson County, Tennessee.

Eric Ward and Eric D. Ward being one and the same person.

Suzanne R. Brody and Suzanne Ward being one and the same person.

BILL GARRETT, Davidson County
Trans:T20170045247 DEEDQC
Recvd: 05/26/17 15:31 2 pgs
Fees:12.00 Taxes:0.00
20170526-0052967

This is improved property known as 3613 Westbrook Avenue Nashville, TN 37205.

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 May, 2017.

Suzanne R. Brody NKA Suzanne Ward

Eric D. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Suzanne R. Brody NKA Suzanne Ward and Eric D. Ward,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of May 2017.

JONATHAN R. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 19, 2019

Notary Public

My Commission Expires: _____