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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203-A**<br>**Nashville, TN 37215**<br><br>BILL GARRETT, Davidson County<br>Trans:T20170046563 DEEDQC<br>Recvd: 06/01/17 14:55 2 pgs<br>Fees:13.00 Taxes:1202.50<br>20170601-0054648 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is:<br>$325,000.00.<br><br>Affiant<br>Subscribed and sworn to before me, this 25 day of May, 2017.<br><br>Notary Public<br>My Commission Expires: |

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-10-2018

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|---|---|---|
| Address New Owner:<br>Robert Hamrick<br>205 53rd Avenue North<br>Nashville, TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Map/Parcel:<br>103-3-50.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and all other good and valuable considerations, the receipt of which is hereby acknowledged, **MARGARET J. HAMRICK** ("Grantor"), has this day quitclaimed, transferred and conveyed to **ROBERT HAMRICK** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 in the Plan of the Resubdivision of Lots 1 to 4 on the Plan of Subdivision of Lot Nos. 21 and 22 in the Realty Savings Bank and Trust Company's revised Plan of the West Extension of the Charlotte Park Company's First Addition of record in Book 1130, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret J. Hamrick by Warranty Deed from Jeffrey J. Greif, married, dated March 28, 2014 and of record in Instrument No. 20140331-0026427, Register's Office for Davidson County, Tennessee.

This is improved property known as: 205 53rd Avenue North, Nashville, TN 37209.

This instrument was prepared with information provided by the Grantor, who covenants that it is lawfully seized and possesses said real property in fee simple and has a good right to convey it. This conveyance is made without the benefit of a title search and therefor shall be subject to all liens, restrictions, conditions, easements and other matters currently of record. The preparer assumes no liability for this

Instrument or for the accuracy of title. 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 30 day of May, 2017.

Margaret J. Hamrick
MARGARET J. HAMRICK

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Margaret J. Hamrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 30 day of May, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018