BILL GARRETT, Davidson County
Trans:T20170046753 DEEDQC
Recvd: 06/02/17 09:17 2 pgs
Fees:12.00 Taxes:0.00

20170602-0054859

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

CRT FILE #: 170511881

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

KGM
Affiant

Subscribed and sworn to before me, this 25 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:	Send Tax Bills To:	Tax Information:
Eric W. Beauchamp and Melanie N. Beauchamp 1009 Danestone Court Nashville, TN 37220	New Owner	161-01-0B-058.00 CO

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, **Eric W. Beauchamp, married, and Melanie Leigh Napier now known as Melanie N. Beauchamp, married, as tenants-in-common with rights of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Eric W. Beauchamp and Melanie N. Beauchamp, 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. 92 in the Plan of Phase One, Section Three, Aberdeen Woods, a P.U.D. Subdivision, of record in Plat Book 9700, Page 740, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric W. Beauchamp, unmarried, and Melanie Leigh Napier, unmarried, as tenants-in-common with rights of survivorship by Warranty Deed from GMAC Global Relocation Services, LLC, a limited liability company, recorded on the 9th day of May, 2008 in Instrument No. 20080509-0048185, in the Register's Office of Davidson County, Tennessee.

Melanie Leigh Napier and Melanie N. Beauchamp being one and the same person.

This is improved property known as 1009 Danestone Court Nashville, TN 37220.

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.

Eric W. Beauchamp

Melanie Leigh Napier NKA Melanie N. Beauchamp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric W. Beauchamp and Melanie Leigh Napier NKA Melanie N. Beauchamp,** 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.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____