BILL GARRETT, Davidson County
Trans:T20170047241 DEEDQC
Recvd: 06/05/17 08:45 3 pgs
Fees:17.00 Taxes:0.00
20170605-0055524

ADDRESS NEW OWNER:
Emily S. Mooneyham
Houston G. Draper
4531 Baton Rouge Drive
Hermitage, Tennessee 37076

Map-Parcel No.
075-04-0-069.00

SEND TAX BILLS:
Same

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Emily S. Mooneyham and Houston G. Draper, hereinafter referred to as the Grantors, our heirs and assigns, hereby transfer and convey as joint tenants with common law rights of survivorship, unto **EMILY S. MOONEYHAM**, widowed, and **HOUSTON G. DRAPER**, a divorced person, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 302 on the Plan of Tulip Grove Subdivision, Section 5, of record in Book 4175, page 71, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> BEING the same property conveyed to Gradin L. Mooneyham, and wife, Emily S. Mooneyham, by deed from Billy Bruce Pearson, Executor, of record in Book 6443, Page 977, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Emily S. Mooneyham, by Quitclaim Deed from Gradin L. Mooneyham, of record by Instrument number 20080123-0007161.
>
> Being the same property conveyed to Emily S. Mooneyham and Houston G. Draper by QuitClaim Deed of record by Instrument number 20150918-0095198, Register's office for Davidson County, Tennessee.

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors, and assigns, forever; and we do covenant that we are lawfully sized and possessed of said land as joint tenants with common law rights of survivorship, have a good right to convey it, and the same is unencumbered unless otherwise set out; and we do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of persons whomever claiming by and through or under us but not further otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements, restrictions and building setback line on any applicable plat of record.

This is improved property known as 4531 Baton Rouge Drive, Hermitage, Tennessee 37076.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 1 day of June 2017.

Emily S. Mooneyham

EMILY S. MOONEYHAM

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily S. Mooneyham**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 1 day of June 2017.

Jacquie Putty

Notary Public

JACQUIE PUTTY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires March 24, 2021

Witness my hand this 1 day of June 2017.

Houston G. Draper

HOUSTON G. DRAPER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Houston G. Draper**, to me known to be the person described

in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 1 day of June 2017.

Notary Public

JACQUIE PUTTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires March 24, 2021

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is None.

AFFIANT - Emily S. Mooneyham

Subscribed and sworn to before me this 1 day of June 2017.

NOTARY PUBLIC

JACQUIE PUTTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires March 24, 2021

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is None.

AFFIANT - Houston G. Draper

Subscribed and sworn to before me this 1 day of June 2017.

NOTARY PUBLIC

JACQUIE PUTTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires March 24, 2021

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889

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