BILL GARRETT, Davidson County
Trans:T20170049414 DEEDQC
Recvd: 06/09/17 11:31 3 pgs
Fees:17.00 Taxes:0.00
20170609-0058038

This Instrument Was Prepared By:
Brian Ragan, Esq.
REYNOLDS, POTTER, RAGAN & VANDIVORT, PLC
210 East College Street
Dickson, Tennessee 37055
615.446.2221

Address New Owner:
Guy E. Willette
1310 Ardee Avenue
Nashville, Tennessee 37216

Send Tax Bills To:
Same

Map / Parcel:
Map: 61-16
Parcel: 288
15D 20305

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the undersigned, **Susan Alderidge,** the Grantor herein, by these presents does hereby bargain, sell, remise, release, transfer, convey and forever quitclaim unto her brother, **Guy E. Willette,** the Grantee herein, all of Grantor's right, title, interest, claim or demand in and to the following described real property, to-wit:

See *Exhibit A* attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand on this the 25 day of May, 2017.

GRANTOR:

Susan Alderidge

Susan Alderidge

STATE OF TENNESSEE]
COUNTY OF Davidson

Before me, a Notary Public of the state and county aforesaid, personally appeared **Susan Alderidge**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25 day of May, 2017.

Kelly G. Mendenhall
Notary Public

My Commission Expires: 03-10-19

KELLY G. MENDENHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT:

Susan Alderidge
Susan Alderidge

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

Kelly G. Mendenhall
Notary Public

My Commission Expires: 03-10-19

KELLY G. MENDENHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Description of Property

Land in Davidson County, Tennessee, being Lot No. 33, Block "D", on the plan of Resubdivision of Sunnymeade, unit No. 2 of record in Book 974, page 56 and 57, Register's Office for said County.

Said Lot No. 33, Block "D", fronts 50 feet on the southerly margin of Ardee Avenue and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Paul E. Willette and wife, Billye M. Willette by deed from Audrey June Owen, formerly Audrey June Martin, and husband, Roy A. Owen, dated September 17, 1976, and of record in Book 5069, Page 946, in the Register's Office of Davidson County, Tennessee. Also, being the same property conveyed to Billye M. Willette by Quitclaim Deed from Paul E. Willette, dated December 12, 1984, and of record in Book 6532, Page 418, in the Register's Office of Davidson County, Tennessee. Also, being the same property conveyed to Robert W. Rutherford, Trustee, by Quitclaim Deed from Billye M. Chester, and further conveyed to Billye M. Chester and Robert E. Chester, by Quitclaim Deed dated October 15, 1986, and of record in Book 7013, page 517, in the Register's Office of Davidson County, Tennessee. Also, being the same property conveyed to Billye M. Chester by Quitclaim Deed from Robert E. Chester, dated June 30, 1992, and of record in Book 8673, Page 805, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in the heirs-at-law of Billye M. Chester, being the same person as Billye McGinnis Willette, upon her death on March 25, 2017, as evidenced by Affidavits of Heirship of record in Instrument Number 20170522-0050558 and Instrument Number 20170522-0050557, in the Register's Office of Davidson County, Tennessee.

THE PROPERTY IS SUBJECT TO THE FOLLOWING:

a. Subject to the right-of-way of Ardee Road.

b. Subject to all matters shown on plat of record in Book 974, Page 56-57, in the Register's Office of Davidson County, Tennessee.

c. Subject to a Deed of Trust from Billye M. Chester a/k/a Billye M. Willette, unmarried, to Ameriquest Mortgage Company, dated September 29, 2005, in the original principal amount of $60,003.00, of record in Instrument Number 20051006-0120868, in the Register's Office of Davidson County, Tennessee. Said Deed of Trust was assigned to Nationstar Mortgage, LLC, by Corporate Assignment of Deed of Trust, dated October 13, 2016, of record in Instrument Number 20161013-0108398, in the Register's Office of Davidson County, Tennessee.

d. May be subject to debts and/or inheritance taxes.