This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 06/19/17 16:11 4 pgs
Fees:22.00 Taxes:0.00
20170619-0061576

QUITCLAIM DEED

Address New Owners:
Alice Randall
2126 Blair Blvd.
Nashville, TN 37212

Send Tax Bills To:
same

Map/Parcel Number:
104 15 0 152.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Alice Randall and husband, David Ewing, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Alice Randall (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 15 and all of Lots No. 16 and 17 on the map of St. Bernard Place as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 and all of Lots No. 16 and 17 front together 110 feet on the northerly side of Blair Boulevard, formerly Long Avenue and runs back 135.58 feet on the westerly line and 136.46 feet, more or less, on the easterly line to an alley 110 feet thereon.

Being the same property conveyed to Alice Randall and husband, David Ewing, by Warranty Deed from Stephen D. Drake and wife, Kim Carpenter Drake of record at Instrument No. 20000905-0087740, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Subject any and all easements and/or restrictions of record in the Register's office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is Improved property known as 2126 Blair Blvd., Nashville, Tennessee 37212

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the interest in property being transferred by this deed solely in Alice Randall, a married woman, in fee simple.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 16 day of June, 2017.

Alice Randall, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Alice Randall, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 16th day of June, 2017.

Notary Public

My Commission Expires: Nov. 3, 2020

MONETTE REED BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

David Ewing, Grantor

My Commission Expires
November 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David Ewing, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of June, 2017.

Notary Public

My Commission Expires: Nov. 3, 2020

MONETTE REED BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A).

Affiant

Subscribed and sworn to before me this 16 day of June, 2017.

Notary Public

My Commission Expires: Nov. 3, 2020

MONETTE REED BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 3, 2020

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William L. Harbison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison_, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of June, 2017.

Notary Public

My Commission Expires: May 5, 2020

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE