BILL GARRETT, Davidson County
Trans:T20170054851 DEEDQC
Recvd: 06/27/17 10:22 2 pgs
Fees:12.00 Taxes:0.00
20170627-0064485

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Box 10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DON E. BRICKNER, ET AL	**SAME**	**118-06-0-104.00**
(NAME) **839 BATTLEFIELD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LUTHER GRAY AND WIFE, DEBORAH GRAY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO, **DON E. BRICKNER AND STEPHEN M. BRICKNER,** HEREINAFTER CALLED THE GRANTEES, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 3, Block "E" as shown on the map entitled the Map of Battlefield Estates, Section No. 2, of record in Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 fronts 100 feet on the southerly side of Battlefield Drive and runs back 269.9 feet on the westerly line and 284 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to KENNETH L. DUKE AND WIFE, A. JANE DUKE, by deed from H.E. MILLRANY AND WIFE, MARIE MILLRANY, of record in Book 3312, page 394, dated November 30, 1961, said Register's Office. Being further conveyed to A. JANE DUKE, by Quitclaim Deed from KENNETH L. DUKE, of record in Book 9705, page 126, dated May 31, 1995, said Register's Office. A. JANE DUKE died testate on or about July 27, 1995, devising a seventy-five (75%) undivided interest to WILLIAM CHRISTOPHER DUKE and a twenty-five (25%) undivided interest to WILLIAM CHRISTOPHER DUKE, TRUSTEE OF THE WILLIAM CHRISTOPHER DUKE CHILDREN'S TRUST by will of record in Will Book 27, Page 504, Probate Court for Rutherford County, Tennessee. WILLIAM CHRISTOPHER DUKE died intestate on or about February 13, 2015, leaving Lori Duke, William Taylor Duke and Hayden Laster Duke, as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20170525-0052418, said Register's Office. LORI DUKE has been appointed SUCCESSOR TRUSTEE OF THE WILLIAM CHRISTOPHER DUKE CHILDREN'S TRUST by Notice of Successor Trustee Appointment of record in Instrument No. 20170501-0042781, said Register's Office. Further, being the same property conveyed to LUTHER GRAY AND WIFE, DEBORAH GRAY AND DON BRICKNER by quitclaim deed from LORI DUKE, SUCCESSOR TRUSTEE OF THE WILLIAM CHRISTOPHER DUKE CHILDREN'S TRUST, LORI DUKE, WILLIAM TAYLOR DUKE AND HAYDEN LASTER DUKE, AS THE SOLE HEIRS AT LAW OF WILLIAM CHRISTOPHER DUKE of record in Instrument No. 20170525-0052419, dated May 20, 2017, said Register's Office. For further reference see deeds of record in Book 10895, Page 708, and in Instrument No. 20071011-0120910, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4318, PAGE 238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 843, page 108; and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **839 BATTLEFIELD DRIVE, NASHVILLE, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 6th day of June, 2017.

LUTHER GRAY

DEBORAH GRAY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LUTHER GRAY**, the 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 official seal at office this 6th day of June, 2017.

My Commission Expires: September 25, 2019

HILLARY MAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires Sept. 25, 2019

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DEBORAH GRAY**, the 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 official seal at office this 6th day of June, 2017.

My Commission Expires: September 25, 2019

HILLARY MAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires Sept. 25, 2019