BILL GARRETT, Davidson County
Trans:T20170054969 DEEDQC
Recvd: 06/27/17 12:30 2 pgs
Fees:13.00 Taxes:323.75
20170627-0064665

THIS INSTRUMENT PREPARED BY:
Joseph L. Lackey, Jr.
40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(s):
Richard Vernon Dudley, Jr.
1608 High Forrest Court
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
48/35.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Deborah Elaine Dudley Cannon** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Richard Vernon Dudley, Jr.,** hereinafter called the Grantee, his successors and assigns, all of Grantor's right, title and interest in and to a certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 140 on the Plan of Lion's Head Condominium Apartments as of record in Plat Book 5200, page 82, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Being the same property conveyed to Judy Elaine Graves by deed of record in Book 7075, Page 285, Register's Office of Davidson County, Tennessee. The said Judy Elaine Graves died testate a single person on June 24, 2014. Her Will was probated in the Probate Court of Davidson County, Tennessee, Docket No. 14P1202 and the Estate was duly closed by court order on November 24, 2015. The Will provided in Item IV.B. that she granted the property at 4487 Post Place, Unit #140, Nashville, Tennessee in equal shares to her nephew, Richard Vernon Dudley, Jr., and her niece, Deborah Elaine Dudley Cannon.

This property is improved property known as 4487 Post Place, Unit No. 140, Nashville, Tennessee 37205.

This conveyance is made subject to: (1) Charter of Incorporation of Lion's Head Homeowner's Association of record in Book 5342, page 2; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 5340, page 70, corrected in Book 5342, page 683; (3) Easements of record in Book 4995, page 32, Book 4889, page 140, Book 3969, page 788, Book 3224, page 527, Book 3376, page 102, and Book 6909, page 212; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 82, said Register's Office and any other limitations, restrictions and encumbrances that may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of March, 2017.

Deborah Elaine Dudley Cannon

Deborah Elaine Dudley Cannon, Grantor

STATE OF Kentucky)
COUNTY OF Warren)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Deborah Elaine Dudley Cannon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in ~~Nashville~~ Bowling Green, Kentucky, ~~Tennessee~~ this 13th day of March, 2017.

Colleen A. Craven
Notary Public

My commission expires: 6-30-2020

COLLEEN CRAVEN
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
COMM. #558263
MY COMMISSION EXPIRES JUNE 30, 2020

STATE OF Kentucky COUNTY OF Warren

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00.

Deborah Elaine Dudley Cannon
Deborah Elaine Dudley Cannon, Affiant

Subscribed and sworn to before me this 13th day of March, 2017.

Colleen A. Craven
Notary Public

My commission expires: 6-30-2020
(Affix Seal)

COLLEEN CRAVEN
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
COMM. #558263
MY COMMISSION EXPIRES JUNE 30, 2020