BILL GARRETT, Davidson County
Trans: T20170056574 DEEDQC
Recvd: 07/03/17 10:00 2 pgs
Fees: 12.00 Taxes: 0.00
20170703-0066577

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Ave, Ste 105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of June, 2017.

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindsay Michelle Davis 2626 Miami Ave Nashville, TN 37214	Caliber Home Loans, Inc. 3701 Regent Blvd., Ste 180 Irving, TX 75063	05213004500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **William John Campbell Smith, an unmarried man** ("Grantor") does hereby quitclaim and convey unto **Lindsay Michelle Davis, an unmarried woman**, ("Grantee"), her heirs and assigns, all of the my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee being Lot No. 45, on the Plan of Woodale (erroneously spelled Wooddale in prior deed) Grove Annex, subdivision of Part of J. H. Gothard's lands of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above description, but excluded from this conveyance is that portion of property conveyed to The Metropolitan Government of Nashville and Davidson County, pursuant to Order of Possession recorded in Book 11030, page 731, and Agreed Final Order, recorded in Book 11201, page 708, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lindsay Michelle Davis, an unmarried woman and William John Campbell Smith, an unmarried man, as joint tenants, by Warranty Deed from Russell Boothe and Larry

George, dated February 27, 2017, of record in Instrument No. 20170302-0020588, subject to Scrivener's Affidavit of record in Instrument No. 20170310-0023619, in the Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2626 Miami Ave., Nashville, Tennessee 37214**.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2017.

William John Campbell Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William John Campbell Smith the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2017.



Notary Public
My Commission expires: 5/5/2020