BILL GARRETT, Davidson County
Trans:T20170058711 DEEDQC
Recvd: 07/10/17 13:36 3 pgs
Fees:18.00 Taxes:240.50
20170710-0069141

PREPARED BY:
Margaret Annie Trauernicht
4140 Burrwood CT
Nunnelly, TN 37137

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
Robert Chance Ricketts
1011 Kirby Ave.
Nashville, TN 37217

MAIL TAX STATEMENTS TO:
Robert Chance Ricketts
1011 Kirby Ave.
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 65,000.00
Robert Chance Ricketts **Affiant**
Subscribed and sworn before me this the
10 **Day of** July, 2017.
Bridi Wells, **Deputy Register**

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 15 day of June, 2017, between Margarret Annie Trauernicht, a married person, whose address is 4140 Burr Wood Ct, Nunnelly, Tennessee 37137 ("Grantor"), and Robert Chance Ricketts, a single person, whose address is 1211 Kirby Ave., Nashville, Tennessee 37217 ("Grantee").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in davidson County, Tennessee, described as:

Lot 2 Resub Teal and Shumate Propert

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 1051500600

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 15 day of June, 2017.

Margarret Annie Trauernicht

Margarret Annie Trauernicht, Grantor

State of Tennessee
County of Hickman

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Margaret Annie Trauernicht, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 15 day of June, 2017.

Mary J Rutherford

Notary Public

My Commission expires 6/25/19.

MARY J. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 28th day of June, 2017.

Robert Chance Ricketts

Robert Chance Ricketts, Grantee

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert Chance Ricketts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 28th day of June, 2017.

Notary Public

My Commission expires

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2018

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $ 65,000.00, and the true value that the property would command at a fair and voluntary sale is $ 65,000.00.

Legal Description

LAND in Davidson County, Tennessee, being more particularly described according to a survey of the Teal & Shumate Property, a Resubdivision of Parcels 12 and 16, of record in Plat Book 7900, Page 577, Register's Office for Davidson County, Tennessee, by The Harpeth Group, Inc., RLS # 36, dated January 4, 1993, as follows:

Beginning at a point in the westerly margin of Bransford Avenue, being the southeastern corner of the hereinafter described property; thence S 40 deg. 13' 18" West 83.84 feet to a point; thence N 74 deg. 37' 31" West 107.99 feet to a point; thence S 32 deg. 26' 25" West 83.70 feet to a point in the southerly margin of said property; thence leaving the southerly margin N 61 deg. 18' 37" West 57 feet to a point; thence N 61 deg. 18' 37" West 162.77 feet to a point in the westerly margin of said property; thence leaving the westerly margin of said property N 51 deg. 15' 50" East 16.97 feet; thence N 35 deg. 31' 29" East 225.04 feet to a point; thence N 10 deg. 14' 05" West 73.44 feet to a point; thence S 86 deg. 36' 18" East 155.50 feet to the westerly margin of Bransford Avenue; thence along the westerly margin of Bransford Avenue S 23 deg. 23' 06" East 25.98 feet; thence leaving the westerly margin of Bransford Avenue S 67 deg. 44' 08" West 16.63 feet; thence S 22 deg. 50' 52" East 39.98 feet; thence S 23 deg. 23' 06" East 11.00 feet; thence S 29 deg. 02' 46" West 16.40 feet; thence S 26 deg. 33' 53" East 90.14 feet; thence S 68 deg. 23' 07" East 28.26 feet; thence S 23 deg. 08' 05" East 24.72 feet; thence N 67 deg. 03' 10" East 5.00 feet to the westerly margin of Bransford Avenue; thence along the westerly margin of Bransford Avenue S 22 deg. 30' 47" East 57.45 feet to the point of beginning, containing 1.8688 acres, more or less.

Being the same property conveyed to Annie M. Trauernicht by Warranty Deed from Robert A. Shumate and wife, Beulah Shumate, filed for record on July 21, 1995 in Book 9736, page 504, Register's Office for Davidson County, Tennessee.

Property Address: 2225 Bransford Avenue, Nashville, TN 37204