QUITCLAIM DEED

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South,
Nashville, TN 37212

ADDRESS NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP / PARCEL NUMBER(S)**
Walter D. Lewis. Jr. and Franchelle Lewis.	**New Owner**	
(NAME) **3408 Chateau Valley Lane**	(NAME)	059150A06700CO
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **WALTER D. LEWIS. JR, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **WALTER D. LEWIS. JR. AND WIFE, FRANCHELLE M. LEWIS,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Lot No. 157 on the Final Plat, Phase II, Chateau Valley of record in Plat Book 8250, Page 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, being the same property of record in Instrument. No. 20030905010081.

This conveyance is subject to any and all matters as shown on the final plat, phase II, Chateau Valley, of Record in plat book 8250 page 932 Register's Office for Davidson County, Tennessee, and to restrictions of record in Instrument NO. 200007190091375 said Register's Office

BEING the same property conveyed to Walter D. Lewis, Jr. and wife, Sharon R. Lewis, by Deed dated April 3, 2002, and recorded April 10, 2002, of record in Instrument No. 20020410-0044292, in the Office of the Register of Deeds of Davidson County, Tennessee; and

THEREAFTER, being the same property conveyed to Walter D. Lewis and Sharon R. Lewis, by Quit Claim Deed dated September 4, 2003, and recorded September 5, 2003, of record in Instrument No. 20030905-0130081; and

THEREAFTER, being the same property conveyed to Walter D. Lewis, by Quit Claim Deed dated February 2, 2005 and recorded February 9, 2005, of record in Instrument No. 20050209-0015153, in the office aforesaid.

This conveyance in subject to any and all existing easements and restrictions as show of record.

This instrument was prepared with information supplied by the Grantor. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **3408 Chateau Valley Lane, Nashville, TN 37207.**

BILL GARRETT, Davidson County
Trans:T20170061246 DEEDQC
Recvd: 07/18/17 11:10 2 pgs
Fees:12.00 Taxes:0.00
20170718-0072156

Witness my hand this 14 day of July, 2017

WALTER D. LEWIS, Jr.

STATE OF Tennessee
COUNTY OF Davidson

On this the 14 day of July, 2017, before me personally appeared **WALTER D. LEWIS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 day of July, 2017.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212