RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170061285 DEEDQC
Recvd: 07/18/17 12:31 2 pgs
Fees:12.00 Taxes:0.00
20170718-0072211

STATE OF TENNESSEE
COUNTY OF Davidson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July 2017.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neilson G. Hubbard, et ux. 304B McArthur Drive Madison, TN 37115	New Owner	04307002100

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and for the purpose of creating a tenancy by the entireties between the parties pursuant to T.C.A. §66-1-109, the undersigned, **Neilson G. Hubbard, a married man,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents does hereby remise, release and quitclaim unto **Neilson G. Hubbard and Audrey Hubbard, husband and wife,** their heirs and assigns, all his right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 126 on the unrecorded plan of Tracts 1 and 13 in the Anderson Estates, said plan being a part of the Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, and said Lot of said unrecorded plan being described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning at a point on the westerly margin of McArthur Drive said point being the common corner of Lots Nos. 125 and 126, and said point being 155.3 feet northerly from a concrete monument located at the northwest corner of the intersection of Roosevelt Avenue and McArthur Drive; thence westerly with the dividing line between said Lots Nos. 125 and 126, 150 feet to a point, said point being the common corner of Lots Nos. 125, 126, 155 and 156; thence northerly with the dividing line between Lots Nos. 126 and 155, 52.4 feet to a point, said point being the common corner of Lots Nos. 126 and 128, 154 and 155; thence easterly with the dividing line between Lots Nos. 126 and 128, 150 feet to a point on the westerly margin of McArthur Drive; thence southerly with the westerly margin of McArthur Drive, 50 feet to the point of beginning.

Being the same property conveyed to Neilson G. Hubbard, unmarried man, by Warranty Deed from Glenn H. Fisher and wife, Rebecca A. Fisher, dated 2/18/2016, recorded 2/22/2016, and appearing of record in Instrument No. 20160222-0016677, Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND, this 17 day of July, 2017.

Neilson G. Hubbard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Neilson G. Hubbard**, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 17 day of July, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19