NEW OWNER:

Magnolia Trace Properties, LLC
2201 8th Ave S. (unit 304)
Nashville, TN 37204

THIS INSTRUMENT
PREPARED BY:
Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Ave.
Lebanon, TN 37087
File No. 17-0452

SEND TAX BILLS TO:
New Owner

P/O Map 117
Group 13-0
Parcel 063.00

BILL GARRETT, Davidson County
Trans:T20170064611 DEEDQC
Recvd: 07/27/17 14:19 2 pgs
Fees:12.00 Taxes:0.00
20170727-0076278

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALAN FAGAN, AN UNMARRIED MAN**, hereby convey unto, **MAGNOLIA TRACE PROPERTIES, LLC,** their successors and assigns, forever equally, all of right, title and interest in and to the following tract or parcel of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, as shown in Exhibit "B" on the plan of Residence of Sugartree of record in Instrument No. 20170112-0003732, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Robert A. Bunn and wife, Harriet H. Bunn, by Warranty Deed from Warren Thomas Smith and wife, Barbara Sullards Smith, dated June 28, 1965, and of record in Book 3908, Page 38, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Alan Fagan, an unmarried man, by Warranty Deed from Harriet H. Bunn, dated August 5, 2016, and of record in Instrument No. 20160816-0085240, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2468 Abbott Martin Road Unit A, Nashville, Tennessee 37215.

WITNESS SIGNATURE(S) this 25th day of July, 2017.

Alan Fagan

ALAN FAGAN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson BB

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ALAN FAGAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 25th day of July, 2017.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 9-8-2020

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

Affiant

Sworn to and subscribed to before me, this the 25th day of July, 2017.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 9-8-2020