BILL GARRETT, Davidson County 17-cd-332
Trans:T20170070694 DEEDQC
Recvd: 08/15/17 12:39 2 pgs
Fees:12.00 Taxes:0.00

20170815-0083632

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY AND RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jackson R. Crabtree Kathryn Crabtree 2025 Woodmont Blvd. Apt. 315 Nashville, TN 37215	Franklin American Mortgage Co. 6100 Tower Circle Suite 600 Franklin, TN 37067

TAX MAP - PARCEL NUMBERS: 117 110 J 31500 CO

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **JACKSON R. CRABTREE AND KATHRYN MCCAFFREY, now known as KATHRYN CRABTREE, husband and wife,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **JACKSON R. CRABTREE AND KATHRYN CRABTREE, husband and wife,** their heirs and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. 315, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime, established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Jackson R. Crabtree and Kathryn McCaffrey, husband and wife, by Warranty Deed from Patrick D. McCaffrey and Tracie H. McCaffrey, husband and wife, dated July 13, 2017, recorded July 18, 2017, of record in Instrument No. 20170718-0072064, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Patrick D. McCaffrey and Tracie H. McCaffrey, husband and wife, by Warranty Deed from Kelly Delaney, an unmarried person, dated May 9, 2014, recorded May 13, 2014, of record in Instrument No. 20140513-0040801, Register's Office for Davidson County, Tennessee.

This property commonly known as: **2025 Woodmont Blvd. Apt. 315, Nashville, TN 37215**

WITNESS MY HAND on this the 14 day of August, 2017.

JACKSON R. CRABTREE

KATHRYN McCAFFREY nka KATHRYN CRABTREE

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Jackson R. Crabtree and Kathryn McCaffrey nka Kathryn Crabtree, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14 day of August, 2017.

My commission expires: My Commission Expires October 21, 2020

Notary Public (Seal)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14 day of August, 2017.

Leslie M Coburn
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 14 day of August, 2017.

My commission expires: My Commission Expires October 21, 2020

Notary Public (Seal)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY