QUITCLAIM DEED

G-KW-12-1807

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August, 2017

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Dugger	Ashley Dugger	
(NAME)	(NAME)	
1807 B Boscobel Street	1807 B Boscobel Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	83-14-A-2.00 CO
(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 CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, WILLIAM THOMAS DUGGER HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO ASHLEY DUGGER, UNMARRIED HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, WOLF DEN TOWNHOMES, AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20111014-0080157, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM THOMAS DUGGER, MARRIED AND ASHLEY DUGGER, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM DICKERSON DEVELOPMENT FAMILY, LLC, RECORDED ON THE 15TH DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111215-0097475, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1807 B Boscobel Street, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20170071913 DEEDQC
Recvd: 08/18/17 11:42 2 pgs
Fees:12.00 Taxes:0.00
20170818-0085084

Witness my/our hand(s) this 10th day of August, 2017.

William Thomas Dugger

STATE OF Texas
COUNTY OF Fannin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Thomas Dugger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2017.

Notary Public

My Commission Expires: 4/27/2020

MALLORY MCBROOM
Notary Public
State of Texas
ID # 128966886
My Comm. Expires 04-27-2020

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