BILL GARRETT, Davidson County
Trans:T20170071985 DEEDQC
Recvd: 08/18/17 13:24 3 pgs
Fees:17.00 Taxes:0.00
20170818-0085182

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Wayne R. Halper and Patricia L. Halper 3902 Trimble Road Nashville, TN 37215	Wayne R. Halper and Patricia L. Halper 3902 Trimble Road Nashville, TN 37215	Map 132-16 Parcel 106.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR, Patricia L. Halper, has bargained and sold, and by these presents does quitclaim, transfer and convey all of his right, title and interest in that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto, to Wayne R. Halper and Patricia Louise Halper, as tenants by the entireties (individually and collectively the "GRANTEE").

This is improved property known as 430 Lynn Drive, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the execution of this Deed by the undersigned as of this the 9th of August, 2017.

GRANTOR:

Patricia L. Halper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Patricia L. Halper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 11th day of August, 2017.

Notary Public

TYLER ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-7-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00. The actual value for this transfer is $122,600.00.

Affiant

Sworn to and subscribed before me this 11th day of August, 2017.

Notary Public

TYLER ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-7-19

NO RECORDATION TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(4) BECAUSE THIS IS A QUITCLAIM DEED AND THE ACTUAL CONSIDERATION GIVEN FOR THIS CONVEYANCE IS $0.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 839 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, Page 66, Register's Office for said County.

Said Lot No. 839 fronts 80 feet on the northerly side of Lynn Drive and runs back 152.96 feet on the westerly line and 151.98 feet on the easterly line to a dead line in the rear on which it measures 80.05 feet.

BEING the same property conveyed to Reginald Nelson and wife, Marjorie L. Nelson by Warranty Deed of record in Book 4070, Page 530, Register's Office for Davidson County, Tennessee.

Marjorie L. Nelson and Reginald Nelson being deceased, Robert Joseph Nelson and Patricia Louise Halper inherited the same property by operation of law, as more particularly set forth in that certain Affidavit of Heirship dated August 11, 2017 and of record in Instrument No. 20170818-0085169, Register's Office for Davidson County, Tennessee.