Davidson County DEEDQC
Recvd: 08/28/17 11:59 3 pgs
Fees:17.00 Taxes:0.00
20170828-0088045

#33791

QUITCLAIM DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

L-QCD-17-112

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 24th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniella T. Fleischer	**Daniella T. Fleischer**	
(NAME)	(NAME)	
112 Lynnwood Boulevard	**112 Lynnwood Boulevard**	**11603001201**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS M. PATTON AND WIFE, ANNA TERESA PATTON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DANIELLA T. FLEISCHER,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN THE 23RD COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN IN THE NORTHERLY RIGHT OF WAY OF LYNWOOD BOULEVARD AT THE COMMON CORNER OF SAID PATTON AND DANIELLA T. FLEISCHER, OF RECORD IN INSTRUMENT NUMBER 20080728-0077169, R.O.D.C.; THENCE LEAVING SAID BOULEVARD AND ALONG THE LAND OF PATTON AND FLEISCHER N 42° 13' 10" E, 104.42 FEET; THENCE ALONG A NEW LINE N 17° 53' 10" E, 6.96 FEET TO THE END OF A STONE RETAINING WALL; THENCE N 40° 46' 21" E, 117.73 FEET TO A FENCE CORNER; THENCE S 50° 00' 57" E, 5.85 FEET TO THE ORIGINAL LINE OF SAID PATTON AND FLEISCHER; THENCE ALONG SAID COMMON LINE S 42° 13' 10" W, 124.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 522.4 SQUARE FEET, MORE OR LESS, OR 0.01 ACRE AND IS IDENTIFIED AS PROPERTY MARKED "TO BE CONVEYED" ON THE PLAT OF THE PATTON -FLEISCHER SUBDIVISION OF PART OF THE PERCY WARNER HOME TRACT OF RECORD IN INSTRUMENT NO. 20170823-0086337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THOMAS A. PATTON AND WIFE, ANNA TERESA PATTON BY DEED FROM TONY ERIC BROWN, TRUSTEE OF THE TONY ERIC BROWN LIVING TRUST AND WIFE, ANASTASIA WILSON BROWN OF RECORD IN BOOK 11621, PAGE 750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is **improved** property known as: **112 Lynnwood Boulevard, Nashville, Tennessee 37205**.

Witness my/our hand(s) this the 24th day of August, 2017.

Thomas M. Patton

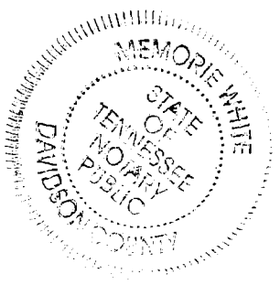
Anna Teresa Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. PATTON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2017.

Notary Public
My Commission Expires: 7-5-2021
(SEAL)

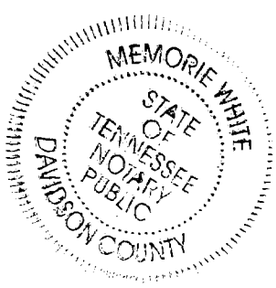


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA TERESA PATTON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2017.

Notary Public
My Commission Expires: 7-5-2021
(SEAL)



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

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

