ADDRESS OF NEW OWNER:

Michael D. LaRue
125 Caldwell Drive
Hendersonville, TN 37075

PREPARED BY:

Robert G. Ingrum, Attorney
117 East Main Street
Gallatin, TN 37066

SEND TAX BILLS TO:

Same

MAP/PARCEL:

Map **60-16,** Parcel **140**

QUITCLAIM DEED

For good and valuable considerations, the undersigned, **Terina K. LaRue**, conveys and quitclaims unto **Michael D. LaRue** all right, title, and interest in and to the following described real property, to wit:

BEING parts of Lots Nos. 90 and 91, Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Capitol View Avenue, 2 feet west of the common corners of Lots Nos. 91 and 92 in said plan (Walden's northwest corner); thence in a southerly direction in a straight line parallel with the dividing line between Lots 91 and 92, 334 feet more or less, to a point in the rear boundary line of Lot 91, 93 feet to a point at an iron pin, a common corner of Lots Nos. 90 and 91; continuing thence in a westerly direction along the rear boundary line of said Lot 90, 2 feet to a point; thence in a northerly direction in a line parallel with a dividing line between said Capitol View Avenue; thence easterly along the southerly margin of Capitol View Avenue, 100 feet to the beginning.

Being the same property conveyed to Michael LaRue by Quitclaim Deed from Joyce Ann LaRue, recorded on February 25, 2008, Instrument No.: 20080225-0017868, Register's Office for Davidson County, Tennessee.

This is improved property known as: 220 Capitol View Avenue, Nashville, TN 37207.

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

IN TESTIMONY WHEREOF, I have hereunto set my signature on this 21st day of September, 2017.

Terina LaRue
Terina K. LaRue

Bill Garrett Davidson County
Batch# 6457 **DEEDQC**
10/02/2017 01:49:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20171002-0100645

PHILLIPS & INGRUM, ATTORNEYS AT LAW
117 EAST MAIN STREET • GALLATIN, TENNESSEE 37066

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, **Terina K. LaRue**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 21st day of September, 2017.

Alice E. Wigner
Notary Public

ALICE E. WIGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/24/20

STATE OF TENNESSEE
COUNTY OF SUMNER

This transaction is exempt from the recordation tax pursuant to T.C.A. §67-4-409(a)(3)(E) as a deed fulfilling division of property between the parties pursuant to September 6, 2017 Final Decree of Divorce in the Circuit Court of Sumner County, Tennessee.

Robert E. Ingrum
Affiant

Sworn to and subscribed before me this 26th day of September, 2017.

Christina M. Bandy
Notary Public

CHRISTINA M. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 1-29-18