THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 18th day of August, 2017. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 6876 DEEDQC
10/03/2017 08:15:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171003-0100911

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Walter Miles Warfield, Jr. 907 Clayton Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 11805018200

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby **Walter Miles Warfield, Jr., an unmarried man, as to undivided 33.5% interest, and Susannah Shepley Smith, an unmarried woman, as to undivided 66.5% interest, as tenants in common** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Walter Miles Warfield, Jr., and Susannah S. Warfield, Husband and Wife** his heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, the Northerly portion of Lot(s) 55, as shown on the map entitled Battlefields Estates, Section One, of record in Book 843, Page 96, Register's Office for Davidson County, Tennessee.Said part of Lot No. 55 fronts 100 feet on the Southerly margin of East Clayton Avenue and runs back between lines measuring 227.2 feet on the Easterly line and 225.9 feet on the Westerly tine to a dead line in the rear measuring 100 feet thereon. Being the same property conveyed to Walter Miles Warfield, Jr., an unmarried man, as to an undivided 33.5% interest, and Susannah Shepley Smith, an unmarried woman, as to undivided 66.5% interest, as tenants in common by Warranty Deed from Charles Gerber Jr. and wife, Hayley Gerber, recorded on the 22nd day of April, 2015 in Instrument No. 20150422-0035817, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August 2017.

Walter Miles Warfield, Jr.

Susannah Shepley ~~Smith~~ n/k/a Susannah S. Warfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter Miles Warfield Jr., and Susannah Shepley Smith n/k/a Susannah S. Warfield, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of August 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018