QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 9551 DEEDQC
10/09/2017 09:43:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171009-0103166

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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 NUMBER (S)
Charles E. Hebbel **Susan E. Hebbel** **Casey E. Hebbel**	**Same**	
(NAME)	(NAME)	**105-9-4-B-1.00CO**
1013 A Caldwell Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUSAN E. HEBBEL AND CASEY E HEBBEL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **CHARLES E HEBBEL AND WIFE, SUSAN E HEBBEL, AND CASEY E HEBBEL, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** 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 AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit "A" of 1013 Caldwell Avenue Townhomes, a Horizontal Property Regime located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 1013 Caldwell Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20150512-0043346, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 1013 Caldwell Avenue Townhomes, a Horizontal Property Regime, contained in the said Declaration, the Plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20150512-0043346, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING THE SAME PROPERTY CONVEYED TO **SUSAN HEBBEL**, MARRIED AND **CASEY HEBBEL**, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM **THEODORE J. PINS**, A SINGLE MAN, AND **ANN CHALOS,** A SINGLE WOMAN, OF RECORD IN INSTRUMENT NUMBER 20160303-0020621, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 1ST DAY OF MARCH, 2016.

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved property known as: **1013 A Caldwell Avenue, Nashville, TN 37204**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 10th day of Sept, 2017.

Susan Hebbel

Casey Hebbel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Hebbel**, 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 executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Casey Hebbel**, the within named bargainor, with whom I am personally acquainted (or 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, this the 15th day of Sept, 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212