THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215
File No. 170913462

Bill Garrett Davidson County
Batch# 10327 DEEDQC
10/10/2017 12:03:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171010-0103778

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is:$-0-.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2017.

Notary Public

My Commission Expires:

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David L. Haverkamp 700 12th Ave S #1211 Nashville, TN 37203	New Owner	08216013300

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 acknowledged, **Benjamin E. Nance, an unmarried man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **David P. Haverkamp, an unmarried man,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT 1:

Being the easterly 5 feet of Lot No. 46 and the westerly 15 feet of Lot No.47 on the Plan of Hobson and Wheless' Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, Register s Office for Davidson County, Tennessee.

Said parts of Lots Nos. 46 and 47 front together 20 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

TRACT 2:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 47 and the westerly 10 feet of Lot No. 48 in Hobson and Wheless Second Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 21, Register s Office for Davidson County, Tennessee.

Said parts of lots front together 45 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to DAVID L. HAVERKAMP and BENJAMIN E. NANCE, JOINT TENANTS, by deed from DAVID YOUNG PARKER and wife, SANDRA RHODES PARKER AKA SANDRA R. PARKER, of record in Instrument No. 20160404-0031871, dated April 1, 2016, said Register's Office.

Together with an appurtenant Agreement for Easement for Encroachment of Retaining Wall and Fence of record in Instrument No. 20160318-0025832, said Register's Office.

This is improved property known as 714 Russell St Nashville, TN 37206

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 2018 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 10th day of October, 2017.

Benjamin E. Nance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Benjamin E. Nance, the 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 at office, this 10 day of October, 2017.

Notary Public

My Commission Expires: _____

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