QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 11677 DEEDQC
10/11/2017 09:28:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171011-0104179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF October 2017

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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
John T. Robbins **Emily Capes Robbins**	**Same**	
(NAME)	(NAME)	
652 James Ave		**Map 091, Group 05-0, Parcel 012.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JOHN T. ROBBINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **JOHN T. ROBBINS AND WIFE, EMILY CAPES ROBBINS** 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 Lot No. 9 on the plan of Moss-Wood Subdivision, of record in Book 2663, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO JOHN T. ROBBINS, BY WARRANTY DEED FROM MARK L. CURTIS, OF RECORD IN INSTRUMENT NUMBER 20090316-0023328, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 12TH DAY OF MARCH, 2009.

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: **652 James Avenue, Nashville, TN 37209**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 9 day of October, 2017.

John T. Robbins

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John T. Robbins**, 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 9 day of October, 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