Bill Garrett Davidson County
Batch# 16946 DEEDQC
10/23/2017 03:46:13 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20171023-0108562

THIS INSTRUMENT PREPARED BY:
First American Title
611 Commerce Street, Suite 3101
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jeremy and Laura Batson 604 Joyce Lane Nashville, TN 37216	Wells Fargo Home Mortgage P.O. Box 10335 Des Moines, IA 50306-0335	Map 61-2 Parcel 57

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

JILL M. CONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 27, 2020

Affiant

Subscribed and sworn to before me this 13th day of October, 2017.

Notary Public

My commission expires: 9.27.20

QUITCLAIM DEED

For and in consideration of One ($1.00) Dollar, cash in hand, the receipt and sufficiency of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy by the entirety, I, LAURA ELIZABETH PFOUNTZ, NOW BATSON and JEREMY BATSON, by these presents do hereby quitclaim and convey unto Jay H. Smith, Trustee, his heirs, representatives, successors and assigns, the following described tract or parcel of land, to wit:

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being a part of the north part of Lot No. 4 on the Map showing the subdivision of the William Bradford Land of record in Book 547, page 91, Register's Office for said county, being part of a reserved strip lying west of Lot No. 273 on the Map of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, said Register's Office, and being shown as parcel 3 on the unrecorded Map of Sweeney Clark Realty Co.'s Property, described according to a survey dated January 10, 1963, made by Barge-Waggoner and Sumner, Engineers, as follows:

Beginning at a point in the southeasterly margin of Joyce Lane, said point lying North 63 deg. 41' East 7.8 feet along the southeasterly margin of Joyce Lane from the common corner of said Parcel designated "Reserved" and the parcel which is designated "Reserved for Future Development" and lies northeast of and is adjacent to Lot No. 334 on the Plan of Gra-Mar Acres, Section 11, of record in Book 2663, page 113, said Register's Office; thence with the southeasterly margin of Joyce Lane, North 63 deg. 41' East 120 feet to a point; thence South 26 deg. 02' East 230.4 feet to a point; thence South 54 deg. 40' West 88 feet to a point; thence North 33 deg. 46' West 246.3 feet to the beginning.

Being the same property conveyed to Laura Elizabeth Pfountz and Jeremy Batson, by deed from James N. Amick and wife, Edna R. Amick, of record in Instrument No. 20140424-0034401, Register's Office for Davidson County, Tennessee. Laura Elizabeth Pfountz having since married, and now is known as Laura Elizabeth Batson.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

And now I, the said Jay H. Smith, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Jeremy Batson and wife, Laura Elizabeth Batson, their heirs and assigns, the same property herein described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as herein set forth.

This is improved property known as 604 Joyce Lane, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, I have hereunto set my hand this the 13 day of OCTOBER, 2017.

LAURA ELIZABETH BATSON

JEREMY BATSON

JAY H. SMITH, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Jill M. Cone, Notary Public, JEREMY BATSON AND LAURA ELIZABETH BATSON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2017.

Notary Public

JILL M. CONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 27, 2020

My commission expires: 9/27/20

STATE OF TENNESSEE)

COUNTY OF) Davidson

Personally appeared before me, Pamela G. Nash , Notary Public, JAY H. SMITH, TRUSTEE, 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, at office, this 23rd day of October, 2017.

Pamela G. Nash

Notary Public

My commission expires: 7-20-19

PAMELA G. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY