QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on October 20, 2017.

NOTARY PUBLIC

My Commission Expires:

JOHN COBB ROCHFORD ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: FEBRUARY 18, 2019

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Lee Ellen Gunter 109 Cedar Lane Oak Ridge, TN 37830	Lee Ellen Gunter 1700 Primrose Avenue Nashville, TN 37212	117-4-382 24W 14295

KNOW ALL MEN BY THESE PRESENTS that Lauralee Gunter, unmarried, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, reserving unto herself an estate for life, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Lee Ellen Gunter, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, subject however to the estate for life hereby expressly reserved to Lauralee Gunter, unmarried, for so long as she may live, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 64 on the Plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 64 begins on the northerly margin of Primrose Avenue, 5 feet east of the corner of Lot Nos. 63 and 64, Mrs. Lucy P. Parker's southeasterly corner; thence with the northerly margin of said Avenue, easterly 56.3 feet to the beginning of a curve; thence around said curve in a northeasterly direction 15.7 feet to a point in the westerly margin of Oakland Avenue northerly 151.8 feet to the southerly margin of an alley; thence with said alley westerly 86.8 feet to said Parker's northeasterly corner; thence with her easterly line southerly 160 feet to the point of beginning.

Being the same property conveyed to Lauralee Gunter by Joseph A. Daugherty and wife, Constance Rottero Daugherty and Andrew Shookhoff as recorded in instrument 200002010010504 in the Register's Office for Davidson County, Tennessee

Less and except a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit B on the Plan of 1700 Primrose Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140908-0082095, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said unit.

Being the same property conveyed from Bradley Scott LLC, a Tennessee Limited Liability Company, and Lauralee Gunter, individually, as tenants in common, to The Kimberly S. Davenport Trust dated April 30, 2014.

This is improved property known as 1700 Primrose Avenue, Nashville, Tennessee 37212.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on October 20, 2017.

Lauralee Gunter

Lauralee Gunter

Bill Garrett Davidson County
Batch# 25116 DEEDQC
11/13/2017 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171113-0116419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 20, 2017, before me personally appeared Lauralee Gunter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on October 20, 2017.

My Commission Expires: _____

NOTARY PUBLIC

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: FEBRUARY 18, 2019

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY