Bill Garrett Davidson County
Batch# 28180 DEEDQC
11/20/2017 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $14.24
20171120-0118923

THIS INSTRUMENT PREPARED BY:

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michael J. R. Busbee 1604 Eastside Ave. Nashville, Tennessee 37206	Owner	P/O 09401044300

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in had paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Anita F. Burttram**, hereinafter called Grantor, by these presents does transfer, convey and quitclaim unto **Michael J.R. Busbee**, hereinafter called the Grantee, his heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the west 5 feet of lot No. 277, on the map of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130 Register's Office for Davidson County, Tennessee, to which Plat rference is hereby made for a more complete description.

BEING part of the same property conveyed to Garald R. Franks and wife, Flora A. Franks by Deed of record in Book 1195, Page 82, Register's Office for Davidson County, Tennessee. The said Garald R. Franks and Flora A. Franks having since died intestate, the property passed to Anita F. Burttram. See Affidavit of Heirship of record in Instrument No. 201711200118922, said Register's Office.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE GRANTEE AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FORMT THE TITLE MATERIALS SUPPLIED BY THE GRANTEE. THE PREPARER AND GRANTOR MAKE NO WARRANTIES OR REPRESENTATINS REGARDING THE STATUS F TITLE TO THE PROPERTY.

This instrument is being executed on behalf of the Grantor by Luanne Pugh, attorney-in-fact for the Grantor, Pursuant to that General Power of Attorney of record in Instrument No. 201711200118921 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of November, 2017.

Anita F. Burttram by Luanne Pugh, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Luanne Pugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Anita F. Burttram, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Anita F. Burttram for the purposes therein contained, by signing the name of Anita F. Burttram by herself as Attorney-in-Fact.

MARY R. BAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires March 4, 2020

WITNESS my hand, at office this 2nd day of November, 2017.

Mary R. Baker
Notary Public
My Commission Expires: 3/4/2020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $3,850.00.

Luanne Pugh
Affiant

Subscribed and sworn to before me this 2nd day of November, 2017.

MARY R. BAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires March 4, 2020

Mary R. Baker
Notary Public
My Commission Expires: 3/4/2020

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

