Bill Garrett Davidson County
Batch# 36419 DEEDQC
12/12/2017 12:54:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171212-0126649

This Instrument Was Prepared By:
Casey W. Riggs
201 Fourth Avenue North, Suite 1870
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of grantees' knowledge, information and belief, the actual consideration for the transfer is $0.00.

Donald A. Schneider

Shari Lynn Dennis

THERESA M. AYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

Subscribed and sworn to before me this 14th day of November, 2017.

Theresa M Ayers
Notary Public

My Commission Expires: 11-5

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Donald A. Schneider and Shari Lynn Dennis 1102 Draughon Avenue Nashville, Tennessee 37204	Same	118-09-0F-002.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **DONALD SCHNEIDER and SHARI DENNIS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** the "**Grantors,**" do hereby quitclaim unto **DONALD A. SCHNEIDER and SHARI LYNN DENNIS, AS TENANTS IN COMMON**, the "**Grantees,**" all of Grantors' right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT A

This conveyance is subject to all limitations, restrictions and encumbrances as may affect the property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 14th day of November, 2017.

DONALD SCHNEIDER, Grantor

SHARI DENNIS, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theresa M. Ayers, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DONALD SCHNEIDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 14th day of November, 2017.

Theresa M Ayers
Notary Public

My Commission Expires: 11-5-18

THERESA M. AYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theresa M. Ayers, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared SHARI DENNIS, the within named bargainor, 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 within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 14th day of November, 2017.

Theresa M Ayers
Notary Public

My Commission Expires: 11-5-18

THERESA M. AYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B of Draughon Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Draughon Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120106-0001841, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Draughon Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20120106-0001841, and Bylaws appended thereto as Exhibit "C," said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Donald Schneider and Shari Dennis, as tenants in common with rights of survivorship by Warranty Deed from Jesse Bradwell Register and Ellen Hicks Register, married, of record in Instrument No. 20170703-0066710 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on July 3, 2017.

This is the improved property known as: 1102 Draughon Avenue, Nashville, TN 37204.