Bill Garrett Davidson County
Batch# 40264 DEEDQC
12/21/2017 10:36:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171221-0129995

Quitclaim Deed

2016-416

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 11th day of February, 2016

Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Choice City Homes, LLC 1307 2nd Avenue N Nashville, TN 37208	SAME	**071.14-0-066 (1203)** **071.14-0-067 (1205)**

KNOW ALL MEN BY THESE PRESENTS that **Charles Duke**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Choice City Homes, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

The land with all the buildings and improvements thereon, situated at 1203 and 1205 Baptist World Center Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Beginning at an iron spike in the center of Whites Creek Pike at the southwest corner of Lot No. 2 of the Gibson Lands, a plan of which is of record in Minute Book "P", Page 679, of the office of the County Clerk for said County, being J.C. Willis' southwest corner; thence along the west line of Lot No. 2 of said Gibson Land, and along an old fence line, north 3 1/2 deg. east 175.9 feet to a stake in said fence line thence at right angles north 86 1/2 deg. West 43.2 feet to an iron pin which is 9.5 feet east of old fence line; thence south 12 deg. 12' west, passing the southwest corner of a porch of a house located on the property in question parallel to said old fence lien and 9.5 feet east of the same, 142 feet to an iron spike in the center line of Whites Creek Pike, said spike being 11 feet east of the southeast corner of the Mary A. Blanchard lot; thence with the center line of said pike, southeasterly 64 feet to the point of beginning.

TRACT II:

Land situated and lying in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, and bounded as follows: On the south by the Whites Creek Turnpike, on the West by James Binder, on the East by James M. Willis, and running back north to an alley.

Tracts I and II being the same property conveyed to Howard R. Strickland and wife, Helen J. Strickland, by Warranty Deed from Warner J. Lewis and wife, Louise Lewis, of record in Book 10372, Page 446, Register's Office for Davidson County, Tennessee, dated August 15, 1995, and recorded on March 7, 1997; and

Being the same property conveyed to Charles Duke from Choice City Homes, LLC by Warranty Deed dated February 11, 2016 and recorded February 16, 2016 in Instrument #20160216-0014151, Register's Office for Davidson County, Tennessee.

This is (X) unimproved property known as 1203-1205 World Baptist Center Drive, Nashville, TN 37207.

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

WITNESS my hand this the 30 day of November, 2017.

Charles Duke

Charles Duke

State of Tennessee
County of Williamson

Personally appeared before me, Aapril G. Nichols a Notary Public in and for said county and state, the within named Charles Duke, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 30 day of November, 2017.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County