Bill Garrett Davidson County
Batch# 42608 DEEDQC
12/29/2017 09:13:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171229-0132176

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Kyle Smallen	(NAME) SAME AS NEW OWNER	141-7-B-22.00
7032 Somerset Farms Drive	(STREET ADDRESS)	
Nashville, TN 37221	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Andrew J. Peters, a married man,** Grantor, does hereby quitclaim and convey unto **Kyle Smallen, an unmarried man,** the Grantee herein, his successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Somerset Farms, Section One, of record in Book 7900, page 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kyle Smallen, an unmarried man and Andrew J. Peters, a married man, from David A. Hall and Catherine Wood, by Deed dated July 13, 2012, and as of record in Instrument No. 20120720-0063722, Register's Office for Davidson County, Tennessee.

This is improved property known as 7032 Somerset Farms Drive, Nashville, TN 37221.

The signature of Andrew J. Peters is signed by his duly appointed Attorney-in-fact, Patricia Smallen Peters, pursuant to the Power of Attorney recorded in Instrument No. 20171023010840 1 Register's Office for Davidson County, Tennessee.

Witness my hand this 25TH day of OCTOBER, 2017.

ANDREW J. PETERS

BY: _____
Patricia Smallen Peters, Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patricia Smallen Peters, attorney-in-fact for Andrew J. Peters, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by the constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th of October., 2017.

Notary Public
My Commission Expires: 01-06-2021

CLARA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared before me, Kyle Smallen, 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 and official seal this 21 of December, 2017.

Barbara D. Phillips
Notary Public
My Commission Expires: 4-24-2019

BARBARA D. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 21 day of December, 2017.

Kyle Smallen
Affiant

My commission expires: 4.24.2019
(Affix Seal)

Barbara D. Phillips
Notary Public

BARBARA D. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.