Bill Garrett Davidson County
Batch# 44769 DEEDQC
01/05/2018 11:09:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180105-0001699

QUITCLAIM DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (AND RETURN TO):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Nitch	**Same**	
(NAME)	(NAME)	
810 Fatherland Street		**082-16-0-255.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SARAH GROVE, UNMARRIED, ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

PATRICK NITCH ("GRANTEE")

HIS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 106 ON THE PLAN OF J.S. WILLIAMS ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 21, PAGE 45, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PATRICK NITCH, UNMARRIED, AS TO AN UNDIVIDED 90% INTEREST, AND SARAH GROVE, UNMARRIED, AS TO AN UNDIVIDED 10% INTEREST, BY WARRANTY DEED FROM JOSEPH PATRICK PATTON AND LAURA I. PATTON, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20160816-0085408, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **810 Fatherland Street, Nashville, TN 37206**

Witness my hand this the 2 day of January, 2018.

Sarah Grove

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarah Grove**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of Jan., 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY