Bill Garrett Davidson County
Batch# 46840 DEEDQC
01/11/2018 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180111-0003641

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF January 2017. Notary Public My Commission Expires: 9-7-21

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

This Instrument Prepared By:
Grover Christopher Collins, The Collins Law Firm, PLLC
414 Union Street, Suite 1110, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS
Jonathan A. Lanning	JONATHAN LANNING ~~SAME~~	Map 175, Parcel 85
(NAME)	(NAME)	
2186 Aberdeen Circle	513 A MOORE AVE	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130	NASHVILLE TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 10th day of January 2015, by and between **JONATHAN A. LANNING AND ROBERT E. LANNING**, *("Grantor(s)")* and **JONATHAN A. LANNING** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantees' heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 4119 Murfreesboro Pike, Antioch, TN, Davidson County Tennessee, and more particularly described as follows:

A tract of land in the 2nd, formerly 3rd, Civil District of said County, being part of Lot No. 4 on the plan on the Lands of J.F. Hibbett, deceased, not of record, and more particularly described as follows: Beginning at a point in the southwesterly margin of the Murfreesboro Pike, at the northeast corner of the property conveyed

to G.C. Mudd and wife, by deed from Mrs. Nora Lee Hibbett, or record in Book 1235, page 216, Register's Office for said County; thence along Mudd's line south 39 deg. West 24.18 poles; thence south 54 ½ deg. East 213 feet 7 inches to a stake; thence northeasterly 456 feet to the margin of Murfreesboro Pike; thence with the margin of the same, north 47 deg. West 171 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Jonathan A. Lanning and Robert E. Lanning, by deed from Robert E. Lanning, and Wife, Cheryle W. Lanning and Jonathan A. Lanning, unmarried of record in Instrument No. 20060413-0042634, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/ condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Jonathan A. Lanning

Robert E. Lanning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonathan A. Lanning and Robert E. Lanning, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 10 day of JAN, 2018

GROVER C. COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission expires:

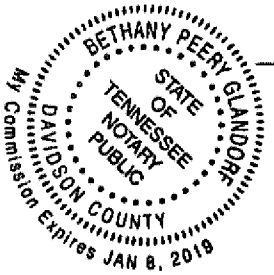
True Copy Certification

I, Grover Collins, 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.

Signature

State of Tennessee

County of Davidson



Personally appeared before me, Bethany Glandorf a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Bethany Peery Glandorf
Notary's Signature

My Commission Expires: 01/08/2019
Notary's Seal (if on paper)