THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215
CRT File No. 171214517

Bill Garrett Davidson County
Batch# 50196 DEEDQC
01/23/2018 08:50:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180123-0006643

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 12 day of January, 2018.

Notary Public

My Commission Expires: 09-10-2018

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert C. Hastings and Beth Hastings 839 Russleo Drive Nashville TN 37209	New Owner	102-08-0-039.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Robert C. Hastings and James O. Hastings, as tenants in common,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Robert C. Hastings and Beth Hastings, husband and wife,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Plan of Horton Heights Section IV, of record in Plat Book 1835, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT C. HASTINGS and JAMES O. HASTINGS, AS TENANTS IN COMMON, by deed from AMANDA RHIANNA MOORE, of record in Instrument No. 20140627-0056666, dated June 25, 2014, said Register's Office. James O. Hastings is married, but this property was never his primary residence.

This is improved property known as: 839 Russleo Drive Nashville TN 37209

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for any mortgage liens and the 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2018.

James O. Hastings

Robert C. Hastings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James O. Hastings and Robert C. Hastings, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 12th day of January, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, Grantor has executed this instrument on this 12TH day of January, 2018.

James O. Hastings

Robert C. Hastings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James O. Hastings and Robert C. Hastings, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 12TH day of January, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018