Bill Garrett Davidson County
Batch# 55094 DEEDQC
02/05/2018 01:57:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180205-0011532

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd. Ste 203-A
Nashville, TN 37215

File: 180114749

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 31st day of January, 2018.

Notary Public

My Commission Expires: 5-8-18

P. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1049 Horseshoe Drive 1049A Horseshoe Drive Nashville, TN 37216	New Owner	061-14-0-067.00

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, **Sarah Atwood, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **1049 Horseshoe Drive, LLC, a Tennessee Limited Liability Company,** 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 Unit A, 1049 HORSESHOE DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180108-0002532, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quit Claim Deed from Michael Atwood to 1049 Horseshoe Drive, LLC, a Tennessee Limited Liability Company, as recorded on the 8th day of January, 2018 in Instrument No. 20180108-0002531; part of Warranty Deed from Floyd E. Dunnavant, III and wife, Susan Dunnavant to Michael J. Atwood and Sara C. Atwood, husband and wife, as recorded on the 30th day of June, 2017 in Instrument No. 20170630-0066295 and part of Installment Deed from Donald E. Wagner and wife, Stella W. Wagner to Floyd E. Dunnavant, III, unmarried, as recorded on the 18th day of December, 1979 in Deed Book 5545, Page 292, in the Register's Office of Davidson County, Tennessee.

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 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 30 day of January 2017.

Sarah Atwood

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 Sarah Atwood, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of January 2017.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019