QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E GROVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 61191 DEEDQC
02/21/2018 02:44:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180221-0016584

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)
Jeff W. Fryer and Randall J. Fryer	**Same**	
(NAME)	(NAME)	
2707 Bluefield Ave		**96-1-130**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JEFF W. FRYER, UNMARRIED ("GRANTOR")

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

JEFF W. FRYER, UNMARRIED AND RANDALL J. FRYER, MARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTEE")

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

Beginning at a point in the southwesterly margin of Bluefield Avenue at a point 90 feet northwest of the common corner of Lots 43 and 44, being the north-west corner of the property conveyed to Edward Freeman Kirkpatrick and wife, Mary Ella Waters Kirkpatrick, by deed of record in Book 1166, page 604, said Register's Office; thence along Kirkpatrick's northwesterly line, southwesterly 233 feet to a point, 80 feet north of the corner of Lots 43 and 44 in the easterly line of Lot 63; thence with the line between Lots 63 and 43, northwesterly 37.1 feet to the southeast corner of Lot 64; thence with the line between Lots 64 and 43, northerly 50 feet to a point; thence easterly 181 feet to the southwesterly margin of said Bluefield Avenue; thence with the margin of the same, southeasterly 100 feet to the point of beginning, there being included in the above described area, but excluded from this conveyance a small triangular shaped area previously conveyed by the Grantors herein to Edward R. Dismukes and wife, Louise F. Dismukes, by deed dated 22 January, 1968, and recorded in Deed Book 4317, page 300, of said Register's Office, said excluded area being more particularly described as follows:

Beginning at a point marked by an iron pin, in the southwesterly margin of Bluefield Avenue, said point being the northeasterly corner of Lot "X" which is the southeasterly part of Lot 43, now owned by Edward R. Dismukes and wife, Louise F. Dismukes and the southeasterly corner of Lot "Y" of which the land herein described is a part; thence with the division line between said lots "X" and "Y", southwesterly 100 feet to a point marked by an iron pin set in concrete; thence leaving said division line, severing Lot "Y", which is the northwesterly part of Lot 43, in a northeasterly direction 99 feet and 2 inches to a point in the southwesterly margin of said Bluefield Avenue, said point being identified on the ground by an iron pin set in concrete; thence with the southwesterly margin of said Bluefield Avenue, 13 feet to the point of beginning, containing 650 square feet, more or less.

BEING THE SAME PROPERTY CONVEYED TO JEFF W. FRYER AND WIFE, NAOMI FRYER, BY WARRANTY DEED FROM ROBERT CARROLL MCGHEE, OF RECORD IN BOOK 4655, PAGE 175, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **NAOMI FRYER** HAVING SINCED DIED LEAVING HER INTEREST IN THE SAID PROPERTY TO **JEFF W. FRYER** AS THE SURVIVING TENANT BY THE ENTIRETY.

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no opinion as to title has been rendered*****

This is **improved** property known as: **2707 Bluefield Drive, Nashville, Tennessee 37214**

Witness our hands this the 19 day of February, 2018.

Jeff W. Fryer

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeff W. Fryer**, the within named bargainor, 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 the 19 day of February, 2018.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY