Bill Garrett Davidson County
Batch# 62498 DEEDQC
02/26/2018 03:03:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180226-0017972

# 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 26th DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

**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) |
|---|---|---|
| **Phillip Taylor** (NAME) | **Phillip Taylor** (NAME) | |
| **1745 16th Avenue N.** (ADDRESS) | **919 Oneida Ave** (ADDRESS) | **08111023400** |
| **Nashville, Tennessee 37208** (CITY) (STATE) (ZIP) | **Nashville, TN 37207** (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,

**S.L. LAMPKIN IV** ("GRANTOR")

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

**PHILLIP TAYLOR** ("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:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 25 FEET OF THE SOUTHERLY 50 FEET OF LOT NO. 353 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHER'S 2ND ADDITION CALLED THE ADDITION OF THE TOWN OF MCGAVOCK, WETMORE AS OF RECORD IN BOOK 21, PAGE 41, SAID REGISTER'S OFFICE.**

**BEING THE SAME PROPERTY CONVEYED TO S.L. LAMPKIN IV, BY QUITCLAIM DEED FROM MADLENE Y. SYES, OF RECORD IN INSTRUMENT NUMBER 20140827-0078422, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**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 representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1745 16th Avenue N. Nashville, TN 37208**

Witness our hands this the 22nd day of February, 2018.

**S. L. Lampkin IV**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **S. L. Lampkin IV**, 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 22nd day of February, 2018.

Notary Public

My Commission Expires:

PRETIMA C. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020