Bill Garrett Davidson County
Batch# 64169 DEEDQC
03/01/2018 03:24:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180301-0019557

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Lee O. Molette; II Frank Stanton Developers, LLC 533 Church Street, #130 Nashville, Tennessee 37219	New Owner	092-09-0-315.01

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ANNA-LOUISE MOLETTE**, a married woman ("Grantor"), does hereby quitclaim and convey unto **LEE O. MOLETTE, II**, an unmarried man ("Grantee"), all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 28 day of February, 2018.

GRANTOR:

Anna Louise Molette

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Anna Louise Molette, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 3/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 28th day of February, 2018.

NOTARY PUBLIC

My Commission Expires:

KRISTIN M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

EXHIBIT A

Legal Description

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 of the Resubdivision of the Wilcox Property, of record in Plat Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and definite description.

Being the same property conveyed to Anna Louise Molette, by deed, of record in Instrument No. 20040723-0088627, said Register's Office.

This is improved property known as 3304 Trevor Street, Nashville, Tennessee 37209.