Bill Garrett Davidson County
Batch# 66659 DEEDQC
03/08/2018 02:04:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180308-0022075

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLEY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER LEE NEIGHBOURS, ET UX	**SAME**	**083-06-0-115.00**
(NAME) **200 CHAPEL AVENUE, APT. B**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, VIVIAN SUE NEIGHBOURS AND HUSBAND, JAMES CHARLES NEIGHBOURS,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **CHRISTOPHER LEE NEIGHBOURS AND WIFE, HEATHER MICHELLE NEIGHBOURS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 47 and the south 109 feet 6 inches of Lot No. 46 on the Plan of Beaumont Place, as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the easterly side of Hunter Avenue and runs back on the north line 150 feet to an alley and shows 76 feet on said alley, and runs back on the south line, with the northerly margin of Beaumont Street, 135 feet, the southwest corner of said lot having been cut off by a curve 20° radius as shown on said plan. Said part of Lot No. 46 is described as follows:

Beginning at a point on the western margin of Manchester Avenue, about 7-1/2 feet north of the northern margin of Beaumont Street, this being the point where the eastern and western margins of said Lot No. 46 converge; thence northwardly along the western margin of Manchester Avenue 109 feet 6 inches, more or less, to a point; thence westwardly 39 feet 3 inches, more or less, to the eastern margin of alley hereinabove mentioned; thence southwardly 113 feet 6 inches, more or less, to the point of beginning. This is a triangular piece of land lying in the rear of said Lot No. 47 and partly in the rear of Lot No. 48 in Beaumont Place.

Being the same property conveyed to Royal Brinlee, Susie M. Brinlee, and Vivian Sue Neighbours, as tenants in common with right of survivorship, from Royal Brinlee and wife, Susie M. Brinlee by deed of record in Book 11310, page 255, Register's Office for Davidson County, Tennessee. The said Susie M. Brinlee having predeceased Royal Brinlee (April 23, 1999) and the said Royal Brinlee having since died, May 24, 2003, leaving Vivian Sue Neighbours as the sole surviving tenant. Further, being the same property conveyed to Vivian Sue Neighbours and husband, James Charles Neighbours by quitclaim deed from Vivian Sue Neighbours dated August 11, 2013 of record in Instrument No. 20030813-0116070, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **200 CHAPEL AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 8th day of **MARCH, 2018.**

VIVIAN SUE NEIGHBOURS

JAMES CHARLES NEIGHBOURS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Vivian Sue Neighbours and James Charles Nieghbours**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of **MARCH, 2018.**

My Commission Expires: 11/5/2018

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON