Bill Garrett Davidson County
Batch# 70767 DEEDQC
03/19/2018 12:37:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180319-0025665

Prepared By

Jewell Winn → new owner and tax bills
875 Loretta Drive
Goodlettsville, Tennessee
37072

After Recording Return To

Jewell Winn
875 Loretta Drive
Goodlettsville, Tennessee
37072

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

Katherine Green, a single individual, residing at 825 Youngs Lane, Nashville, Tennessee, 37207.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Jewell Winn, a married individual, residing at 875 Loretta Drive, Goodlettsville, Tennessee, 37072 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description - Exhibit A

Book 4259, page 356, map 70-8, parcel 27.5 according to the Metro Nashville Davidson County Property Assessor's Office.

Current source of title

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Jewell Winn, Affiant
Subscribed and sworn before me this the
19 Day of March, 2018.
A. Goodman, Deputy Register

Katherine Green Date March 16th 2018

Grantor's Signature
Katherine Green
825 Youngs Lane, Nashville, Tennessee, 37207

State of Tennessee)

County of Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katherine Green whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of March, 2018.

Rhonda Ewing (SEAL)
Notary Public

RHONDA R. EWING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-4-2020

My Commission Expires: 8/4/2020

Exhibit A

BOOK 4259 PAGE 356

This Form furnished by Attorneys Title Company, Inc. **INSTALLMENT DEED** Form No. WD-4

FROM
James H. Chandler, Jr.

TO
John L. Green & wife, Katherine Green

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Green, et ux (NAME)	Same (NAME)	Map 70-8 Pcl. 27.5
825 Youngs Lane (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$24,000.00 [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF July 1968.

[signature] Deputy Register

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Two ($2.00) Dollars cash, and other good, valuable and sufficient consideration ~~XXXXX~~ of which partial payment has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed an installment deed note in the amount of $23,828.50 payable $190.00 monthly, including principal and interest at 7½% and taxes and insurance at $32.13 per month. Should any taxes and insurance exceed the above referenced figure of $32.13 per month, grantees agree to pay such excess. The first monthly payment is due and payable July 1, 1968, and thereafter on the first day of each and every month until the entire amount has been paid in full.

This conveyance is made subject to an indebtedness by deed of trust to _____, Trustee, recorded in Book ____, page _____, Register's Office for Davidson County, Tennessee, to secure Fidelity Federal Savings & Loan Assn. Said indebtedness is not assumed by the grantees, and which the grantees agree to pay in accordance with the terms thereof. The grantors subordinate the lien secured by this installment deed to the indebtedness herein referred to.

We, James H. Chandler, Jr. and wife, Elzer S. Chandler,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto John L. Green and wife, Katherine Green,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 30 on the Map of part of the Free Silver Plan, as of record in Book 332, page 46, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Young's Lane, being the southwest corner of the T.T. Frazier property; thence westwardly 80 feet to a point in the northerly margin of Young's Lane; thence north 30° 20' east 120.8 feet to a point; thence north 24° 53' east 142.7 feet to a potht; thehce north 85° 0' east 92 feet to a point; thence south 80° 18' west 277.5 feet to a point on the northerly margin of Young's Lane, being the point of beginning.

Being part of the property conveyed to James H. Chandler, Jr. by deed from T.T. Frazier and wife, Celestine Frazier, of record in Book 3792, page 960, and by deed of correction of record in Book 3872, page 79, Register's Office for said County.

This is ~~unimproved~~ improved property, known as 825 Young's Lane, Nashville, Tennessee.
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)