Bill Garrett Davidson County
Batch# 73609 DEEDQC
03/27/2018 09:24:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180327-0028433

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Beverly Bounds 247 Fairway Drive Nashville, TN 37214	Same	Map 95 Group 7 Parcel 40

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Beverly Bounds, an unmarried woman, ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Beverly Bounds, an unmarried woman and Jerry Burton McDuffee, III, as joint tenants with right of survivorship ("Grantees"), and their successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), described as follows:

> Land in Davidson County, Tennessee, being Lot No. 175 on the plan of Merry Oaks, as of record in Book 1835, Page 67 and 68, Register's Office for said County, described as follows:
>
> Beginning at a point in the westerly margin of Blue Hills Drive, the common corner of Lots Nos. 175 and 176; thence with the line between said lots, westerly 121.2 feet to a corner of Lot No. 194; thence with the line between Lots Nos. 175 and 195, northwardly 145 feet to the southerly margin of Fairway Drive; thence with the margin of the same eastwardly 67.5 feet to the beginning of a curve; thence along said curve, southeasterly 78.5 feet to the westerly margin of Blue Hills Drive; thence with the margin of the same, southerly 81.8 feet to the beginning.
>
> Being the same property conveyed to Beverly Bounds, an unmarried woman, by Warranty Deed from Frank R. Hicks and wife, Elise M Hicks of record in instrument 20040913-0110180, Register's Office for Davidson County, Tennessee.

This is improved property identified as 247 Fairway Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, Beverly Bounds has executed this Quitclaim Deed as of the 22 day of March, 2018.

Beverly Bounds

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Beverly Bounds, 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 within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 22nd day of March, 2018.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 5-11-2019

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Beverly Bounds

Sworn and subscribed to before me this 22nd day of March, 2018.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5-11-2019