THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Bill Garrett Davidson County Batch# 76092 **DEEDQC** 04/04/2018 08:33:06 AM 2 pgs Fees: $13.00 Taxes: $742.54 20180404-0031404	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $200,687.26. Affiant Subscribed and sworn to before me, this 27th day of March, 2018. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: Emily Dade Walters 5106 IDAHO AVE Nashville, TN 37209-3305	Send Tax Bills To: New Owner	Tax Information: 10303009500

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mary Dade Taylor, Emily Martin Dade Walters and James Randolph Dade, III, as equal tenants in common,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Emily Dade Walters and Brett Michael Walters, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being the Easterly 50 feet of the Westerly 110 of the Southerly 150 feet of Block 19 on the Map of Realty Savings Bank and Trust Company's West extension of Charlotte Park Company's First Addition of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said part of Block 19 fronts 50 feet on the Northerly margin of Idaho Avenue (formerly Fifth Avenue) and extends back between parallel lines, parallel with and 60 feet East of the Easterly margin of 52nd Avenue North 150 feet to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed from James Randolph Dade, III, Executor of the Estate of James Randolph Dade, Jr., deceased by Executor's Quitclaim Deed to Mary Dade Taylor, Emily Martin Dade Walters and James Randolph Dade, III, as equal tenants in common recorded on the 13th day of February, 2018 in Instrument No. 20180213-0014086, in the Register's Office of Davidson County, Tennessee. Emily Martin Dade is a/k/a Emily Martin Dade Walters. Grantors warrant that they have never lived in the subject property as their marital residence and that the subject property is not subject to any marital rights therein.

The execution of this instrument is affected by the signature of James Randolph Dade, III as Attorney-in-fact for Mary Dade Taylor which Power of Attorney is recorded in Instrument No. 20180404-0031403, Register's office for Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March 2017.

Mary Dade Taylor by James Randolph Dade, III as Attorney-in-fact

James Randolph Dade, III

Emily Martin Dade Walters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Randolph Dade, III and Emily Martin Dade Walters, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Mary Dade Taylor of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 27th day of March 2017.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James Randolph Dade, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of March 2017.

Notary Public
My Commission Expires: _____