Bill Garrett Davidson County
Batch# 94957 DEEDQC
05/21/2018 01:56:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180521-0048507

QUIT CLAIM DEED

The Grantors: Ian Kyle Wailes and Margaret E. Wailes, husband and wife, whose address is 2250 Castleman Drive, Nashville, TN 37215

Quit-claims to the Grantee: Ian Kyle Wailes and Margaret E. Wailes and their successors, as Trustees of The Wailes Living Trust under agreement dated 4-9-18, whose address is 2250 Castleman Drive, Nashville, TN 37215

the following described premises situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2248 Castleman Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140827-0078359, in the Registrar's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to R. Christopher Snoddy by Warranty deed from Louis M. Barnes, Jr. and wife, Helena S. Barnes of record in Book 6283, page 421, Register's Office for Davidson County, Tennessee, dated April 27, 1984 and recorded on May 2, 1984.

Being a portion of the same property conveyed to JNBW Properties, LLC by Warranty deed from Christopher R. Snoddy of record in Instrument No. 201409080082111 Register's Office for Davidson County, Tennessee, dated September 4, 2014 and recorded on September 8, 2014.

Being a portion of the same premises conveyed to Ian Kyle Wailes and Margaret E. Wailes, husband and wife by Warranty deed from JNBW Properties, LLC of record in Instrument No. 201603160024958 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 16, 2016.

for the sum of One Dollar. This instrument is exempt from imposition of transfer tax.

Grantors covenant with Grantee that they are lawfully seized and possessed of said tract of real estate, have good and lawful right to sell and convey same, and that it is unencumbered.

Dated: May 15, 2018.

Ian Kyle Wailes

Margaret E. Wailes

State of Tennessee }
} ss.
County of Davidson }

Quit Claim

The foregoing instrument was acknowledged before me this May 15, 2018 by Ian Kyle Wailes and Margaret E. Wailes, husband and wife.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Linda W Smith, Notary Public
County of Davidson, State of Tennessee
Acting in the County Yes
My Commission Expires: 12-10-19

Drafted by:	**When recorded return to:**	**Subsequent Tax Bills To**
Rutkowski Law Firm 40950 Woodward Ave., Ste. 130 Bloomfield Hills, MI 48304	**Ian Kyle Wailes** **2250 Castleman Drive,** **Nashville, TN 37215**	Ian Kyle Wailes 2250 Castleman Drive, Nashville, TN 37215
Recording Fee: $ 12.00	Transfer Tax: Exempt	**Tax I.D. 131-01-0V-002.00**

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Affiant

Subscribed and sworn before me, this 15th day of May, 2018

Notary

LINDA W SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY