THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 180416009**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 25 day of May, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner: Jeffrey and Rebecca Lemons 2715 Barclay Drive Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: 083-15-0-179.00

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, **Jeffrey D. Lemons, married,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Jeffrey Lemons and Rebecca Lemons, husband and wife,** their heirs and assigns all of their rights, title and interest in the real property in the County of Williamson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 224, as shown on the map entitled Fortland Park Section 2, of record in Plat Book 2900, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEFFREY D. LEMONS, by deed from WILLIAM WARREN and MARY M. MURPHY N/K/A MARY M. MURPHY-WARREN, husband and wife, of record in Instrument No. 20130422-0039833, dated April 18, 2013, said Register's Office.

This is improved property known as 2715 Barclay Drive, Nashville, TN 37206.

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.

Bill Garrett Davidson County
Batch# 100034 DEEDQC
06/04/2018 03:49:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180604-0053301

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 25 day of May, 2018.

Jeffrey Lemons

Rebecca Lemons

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 Jeffrey Lemons and Rebecca Lemons, the bargainor, 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, at office, this 25 day of May, 2018.

Notary Public

My Commission Expires: _____

EXPIRES
10, 2018