Bill Garrett Davidson County
Batch# 103742 DEEDQC
06/12/2018 03:55:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180612-0056533

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Ryan M. Richards 166 Woodmont Blvd. Nashville, TN 37205	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546 Attn: Tax Department	Map 116-04-0 Parcel 015-00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grace A. Richards (the "Grantor") hereby quitclaims and conveys to Ryan M. Richards and his heirs and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly half of lot No. 106 of the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of lot No. 106 fronts 50 feet on the easterly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line.

BEING THE SAME property conveyed to Ryan M. Richards and Grace A. Richards by Warranty Deed from William Lyle Hinds, III and Jennifer L. Hinds, of record as Instrument No. 20130905-0093760, Register's Office for Davidson County, Tennessee.

This is improved property known as 166 Woodmont Blvd, Nashville, TN 37205.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 7 day of June 2018.

Grace A Richards

Grace A. Richards

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Grace A. Richards, 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, at office, this 7th day of June, 2018.

Notary Public

My Commission Expires:

July 5th 2021

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 12th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

My Commission Expires:

ELIZABETH WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY