QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 153947 DEEDQC
10/25/2018 08:57:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181025-0105628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

DARK DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garrett Grayson and Chelsea Fader	**Same**	**11801039300**
(NAME) **800 Montrose Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GARRETT GRAYSON ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

GARRETT GRAYSON, A SINGLE MAN, AND CHELSEA FADER, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY PART OF LOT NO. 16 ON THE MAP OF MONTROSE PARK SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF MONTROSE AVENUE AT THE SOUTHEAST CORNER OF LOT NO. 1 ON THE MAP SHOWING THERE-SUBDIVISION OF LOTS 14, 15 AND PARTS OF LOTS 13 AND 16, AS OF RECORD IN BOOK 2017, PAGE 565, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF SAID LOT, NORTH 30 DEGREES 15' WEST 203.4 FEET TO THE NORTHEAST CORNER OF SAID LOT AND IN THE SOUTH LINE OF LOT NO. 22 IN THE PLAN OF RECORD IN BOOK 547, PAGE 25, SAID REGISTER'S OFFICE; THENCE WITH SOUTH LINE OF SAID LOT, EASTERLY 52 FEET TO A POINT IN THE WESTERLY LINE OF LOT 20; THENCE SOUTHERLY WITH THE WESTERLY LINE OF LOTS 20, 19, 18 AND 17, 201.2 FEET TO THE NORTHERLY MARGIN OF MONTROSE AVENUE; THENCE SAID AVENUE WESTERLY 62 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARRETT GRAYSON, BY WARRANTY DEED FROM CHERYL D. GILES, DEIDRE G. HAMILTON, GREGORY L. GILES, CLENTON N. GILES, AND TANYA Y. GILES HICKS, OF RECORD IN INSTRUMENT NUMBER 20180227-0018128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **800 Montrose Avenue, Nashville, Tennessee 37204**

Witness our hands this the 23rd day of October, 2018.

GARRETT GRAYSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARRETT GRAYSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of October, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY