File No. n-07-012

Record 1st

QUITCLAIM DEED

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/28/2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/11
(AFFIX SEAL)

LESLIE D. SIRCY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Young	MERS, INC. acting solely as a nominee for Regions Bank DBA Regions Mortgage, ISOA, ATIMA	83-8/115.00
(NAME)	(NAME)	
1022 W. Eastland Ave.	2050 Parkway Office Circle RCN 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDQC
Recvd: 04/04/07 14:07 2 pgs
Fees:12.00 Taxes:0.00
20070404-0040501

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Janet C. Brooks aka Janet C. Young,** married, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Robert D. Young,** married, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the map showing Lots No. 16 & 17 in Eastwood Plan of record in Plat Book 421, page 20, Register's Office for Davidson County, Tennessee, and being part of Lot No. 12 of Block "F" on the Plan of Eastwood Addition of record in Plat Book 332, page 63, said Register's Office.
Said Lot No. 12 fronts 950 feet on the southerly side of Eastland Avenue and runs back between lines 172 feet, more or less, on the west line and 175 feet, more or less, on the east line to an alley.

Being the same property conveyed to Janet C. Brooks, and husband Robert D. Young, and Timothy Kenefick, by Warranty Deed from Melvin H. Smalley, dated February 14, 2003 of record as Instrument Number 20030218-0020661, Register's Office for Davidson County, Tennessee.

Property Address: 1022 W. Eastland Ave. Nashville, TN 37206

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1022 W Eastland Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 3/28/2007.

Janet C. Brooks aka Janet C. Young

STATE OF Texas

COUNTY OF Travis

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Janet C. Brooks, aka Janet C. Young, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand at office this 29th day of March, 2007

Commission expires:

LARRY BLINDER
MY COMMISSION EXPIRES
July 10, 2010

Notary Public

File Number: n-07-006

RETURN TO:

Accurate Title & Escrow, Inc.
1181 Nashville Pike
Gallatin, Tennessee 37066