Davidson County DEEDQC
Recvd: 04/04/07 15:01 2 pgs
Fees:12.00 Taxes:0.00

20070404-0040567

QUITCLAIM DEED

CHAD I. PEARMAN
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4th DAY OF APRIL, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # Z-CHAD DONT ERASE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Liff-Newberry Ventures	Same	MAP: 054-14-0
209 10th Avenue, South, #432	209 10th Avenue, South, #432	Parcel: 071.00
Nashville, TN 37203	Nashville, TN 37203	

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

ZACHARY P.B. LIFF AND MICHAEL B. NEWBERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LIFF-NEWBERRY VENTURES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 206 Kennett Road, Old Hickory, TN 37138

Witness My hand on this 4th day of April, 2007

Zachary P. B. Liff

Michael B. Newberry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Zachary P. B. Liff and Michael B. Newberry, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Zachary P. B. Liff and Michael B. Newberry executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 4th day of APRIL, 2007

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEING LOT NO. 169 ON THE PLAN OF BRANDYWINE FARMS, SECTION 8, OF RECORD IN PLAT BOOK 4460, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ZACHARY P. B. LIFF AND MICHAEL B. NEWBERRY BY WARRANTY DEED FROM JAMES M. ROBINSON AND WIFE, MARTHA P. ROBINSON, OF RECORD IN INSTRUMENT NUMBER 20070301-0025575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.