QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/10/07 14:39 2 pgs
Fees:12.00 Taxes:0.00

20070410-0042766

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 110 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Paul Billiot	Phillip Paul Billiot	84-15-55
(NAME)	(NAME)	
212 Walnut Hill Drive	212 Walnut Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	1017128

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PHILLIP PAUL BILLIOT**, HEREINAFTER CALLED THE GRANTORS, BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **PHILLIP PAUL BILLIOT AND TONI LOPEZ, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER, ALL MY RIGHT TITLE AND INTEREST IN THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in Davidson County, Tennessee, and being designated Lot 40 on the Map of Donelson Meadows of record in Deed Book 1835, page 35, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXCLUDED FROM THIS CONVEYANCE is the property described in Deed Book 4206, page 578 and described as:

Beginning at a point in the present westerly margin of Walnut Hill Drive at the corner of lot nos. 21 and 40 as shown on said Map; thence with the line between said lots, westerly 23.3 feet to a point on the new relocated westerly margin of Walnut Hill Drive; thence southeasterly 38.2 feet along a curve that has a 50.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point; thence southwesterly 53.2 feet along a curve that has a 150.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point on the lot line between lot nos. 39 and 40; thence easterly 1.7 feet with the line between lot nos. 39 and 40 to a point at the corner of said lots on the present westerly margin of Walnut Hill Drive; thence northerly 87 feet along the present westerly margin of Walnut Hill Drive to the point of beginning and containing 1400 square feet, more or less. This being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Deed from William J. Martin and wife, Florence W. Martin, as filed of record in Book 4206, page 578, Register's Office of Davidson County, Tennessee.

Property commonly known as 212 Walnut Hill Drive, Nashville, TN 37214.

Being the same property conveyed to Phillip Paul Billiot by Quitclaim from Helen Marie Billiot, as part of the settlement of property rights in the divorce proceedings in the Fourth Circuit Court for Davidson County, Tennessee, (docket no. 05D-1446) executed August 31, 2005 and filed of record at Instrument no. 20051012-0122803, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Phillip Billiot and wife, Helen Billiot by Quitclaim Deed from Phillip Billiott and Helen Billiott, executed July 22, 2004 and filed of record at Instrument no. 20040730-0091203, said Register's Office. Further being the same property conveyed to Phillip Billiott and wife, Helen Billiott by Quitclaim Deed from Florence W. Martin, to correct errors in notary and legal description, filed of record at Instrument no. 20010207-0012126, said Register's Office. This same property was originally conveyed to Phillip Billiott and wife, Helen Billiott by Warranty Deed from William J. Martin, one and the same as William James Martin and wife Florence W. Martin, executed March 20, 1995 and filed in Book 11270, page 654, Register's Office of Davidson County, Tennessee.

THIS INSTRUMENT BEING PREPARED TO ADD TONI LOPEZ TO VESTING.

unimproved ☐

This is improved ☒ property, known as 212 Walnut Hill Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 10 day of April, 2007.

Phillip Paul Billiot

STATE OF TENNESSEE

COUNTY OF

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

Witness my hand and official seal this 10 day of April, 2007.

Commission expires: November 22, 2008

Notary Public

DIANA HILL NOTARY PUBLIC LARGE DAVIDSON COUNTY TN