This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Map & Parcel: 161-10A-223.00CO

Davidson County DEEDQC
Recvd: 11/05/07 10:02 2 pgs
Fees:12.00 Taxes:0.00
20071105-0129999

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, **Christy Walker, an unmarried woman, and Matt Watkins, an unmarried man** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Matt Watkins and wife, Christy Watkins,** the Grantees herein in fee simple, their (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 328 ON THE PLAN OF PHASE THREE VILLAGES OF BRENTWOOD, OR RECORD IN BOOK 6250, PAGE 918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Christy Walker, an unmarried woman, and Matt Watkins, an unmarried man, as joint tenants with right of survivorship by deed from Richard J. Cornelius, unmarried of record in Document Number 20060607-0067463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6250, page 918; Book 6143, page 11; Book 6398, page 495 and Book 6852, page 497, Register's Office for Davidson County, Tennessee.

*****This Instrument was prepared without a title examination. Preparer makes no guarantees as to the accuracy of title.**

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as **4941 Yorkshire Road, Nashville, TN 37211**

Matt Watkins

Christy Walker

TONYA R. LAWHORN NOTARY PUBLIC EXP. 11/22/10 DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matt Watkins**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of November, 2007.

Notary Public

My Commission Expires:

(SEAL)

TONYA R. LAWHORN NOTARY PUBLIC EXP. 11/22/10 DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christy Walker**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of November, 2007.

Notary Public

My Commission Expires:

(SEAL)

TONYA R. LAWHORN NOTARY PUBLIC EXP. 11/22/10 DAVIDSON COUNTY, TN

STATE of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Subscribed and sworn to before me, this 2 day of November 2007.

Affiant

Notary Public

My Commission Expires: 11-22-10

TONYA R. LAWHORN NOTARY PUBLIC EXP. 11/22/10 DAVIDSON COUNTY, TN

New Owner:
Matt & Christy Watkins
4941 Yorkshire Road
Nashville, TN 37211

Send Tax Bills to:
NEW OWNER