Davidson County DEEDQC
Recvd: 12/18/07 10:44 2 pgs
Fees:12.00 Taxes:0.00

20071218-0145103

QUITCLAIM DEED

B-FFM-07-3715

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Bruce Peebles & Lisa Peebles	Bruce Peebles & Lisa Peebles	
(NAME)	(NAME)	
3715 Elkins Avenue	3715 Elkins Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	92-13-484
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Bruce Peebles & Lisa Peebles, LLC HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Bruce Peebles & Lisa Peebles, Husband & Wife HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, RESUBDIVISION OF PART OF LOTS 9, 10 AND 11, BLOCK 23, PLUMMER PLACE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060718-0086551, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRUCE AND LISA PEEBLES, LLC BY WARRANTY DEED FROM NOBLE PROPERTIES, INC., RECORDED ON THE 10TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061010-0125944, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO NOBLE PROPERTIES, INC. BY WARRANTY DEED FROM WILLIAM L. BLADE AND WIFE, ANNIE LOUISE BLADE RECORDED FEBRUARY 28, 2006 IN INSTRUMENT NO. 20060228-0023222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM L. BLADE AND WIFE, ANNIE LOUISE BLADE BY WARRANTY DEED FROM VIRGINIA M. COX KAISER AND HUSBAND, JAMES KAISER RECORDED OCTOBER 25, 1984 IN BOOK 6411, PAGE 96, 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 161, PAGE 39; INSTRUMENT NUMBER 20060718-0086551, RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3715 Elkins Avenue, Nashville, Tennessee 37209

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

Witness my/our hand(s) this 30th day of November, 2007.

BRUCE AND LISA PEEBLES, LLC

By: _____
Bruce Peebles, Member

By: _____
Lisa Peebles, Member



STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2007, before me personally appeared BRUCE PEEBLES & LISA PEEBLES, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBERS of BRUCE AND LISA PEEBLES, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBERS executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2007.

_____
Notary Public

My Commission Expires 11-22-10

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212