| THIS INSTRUMENT WAS PREPARED BY: Shearon W. Hales, UAW – GM Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174 | | |
|---|---|---|
| **ADDRESS OF NEW OWNER:** Andrew Dave Ward 317 Kingview Drive Nashville, Tennessee 37218 | **SEND TAX BILL TO:** New Owner | **TAX IDENTIFICATION NO:** Map 92-06, Parcel 253 11W 05215 |

# QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that LaWANDA M. BASS, a single unmarried individual, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto ANDREW DAVE WARD, his heirs successors and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lots Nos. 13, 14, and 15 on the map of Faulconer and Ashcraft's subdivision of lots Nos 18 and 19 of the Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for said County.

SAID Lot No. 13 fronts 31 feet on the southerly side of Herman, formerly Jackson Street and runs back between parallel lines, with the westerly margin of an alley, 108-1/2 feet, more or less, to an alley in the rear.

SAID Lots Nos. 14 and 15 front 35 feet each on the southerly side of Herman, formerly Prospect Street, and runs back between parallel lines 108-1/2 feet, more or less, to an alley.

Being the same property conveyed to LaWanda M. Bass, a single individual, by deed from Teddy Lewis Bass and Darlene Bass, spouse of grantor Teddy Lewis Bass recorded in Book 11257, Page 318, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2505 Herman Street, Nashville, Tennessee.

This deed was prepared from legal description of the property in prior deed.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 12th day of January, 2008

LaWanda M. Bass

Davidson County DEEDQC
Recvd: 02/04/08 13:16 2 pgs
Fees:12.00 Taxes:0.00

20080204-0011447

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lawanda M. Bass, the undersigned Notary Public in and for said County and State, the within named Grantor, LaWanda M. Bass with whom I am

personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 12th day of, January, 2008

Notary Public

My commission expires : Aug. 23, 2011

PATRICK MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Aug. 23 2011

TCA § 67-4-409(a)(4) IN THE CASE OF QUITCLAIM DEEDS, THE TAX SHALL BE BASED ONLY ON THE ACTUAL CONSIDERATION GIVEN FOR THAT CONVEYANCE.

The actual consideration for the transfer is $ $0.00.

Andrew B. Ward
AFFIANT

Sworn to and Subscribed before me,

This 12th, day of January, 2008

STATE OF TENNESSEE )
COUNTY OF Davidson)

Notary Public
My commission expires: Aug 23 2011

PATRICK MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Aug. 23 2011