Davidson County DEEDQC
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Fees:12.00 Taxes:0.00

20080716-0072992

**PREPARED BY:**
**BRIDGEHOUSE TITLE, LLC**
**342 Cool Springs Blvd., Suite 202**
**Franklin, Tennessee 37067**

**THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**I hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.**

Affiant: _____

Subscribed and sworn before me, this the 14th day of July, 2008.

Notary Public: Carol L McArthur
My Commission Expires: July 20, 2008

**ADDRESS OF NEW OWNER:**
Ross D. Stone and Matthew F. Strader
121 Fern Avenue
Nashville, TN 37207

**SEND TAX BILLS TO:**
Same

**MAP/PARCEL:**
071-14-0-078.00

## QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **ROSS D. STONE**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **ROSS D. STONE and MATTHEW F. STRADER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** (hereinafter referred to as "**GRANTEES**") their heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Map of W.G. Bush's Tract, as shown on plat of record in Plat Book 421, page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ross D. Stone by Quitclaim Deed from Matthew Strader, of record in Instrument No. 20070108-0002837 and re-recorded in Instrument No. 20070208-0016608, dated December 26, 2006, Register's Office for Davidson County, Tennessee and being the same property conveyed to Matthew Strader by Deed from Stephen E. Ray, of record in Instrument No. 20051028-0130662 and re-recorded in Instrument No. 20070208-0016609, dated October 20, 2005, Register's Office for Davidson County, Tennessee.

- This is improved property known as: **112 Fern Avenue, Nashville, TN 37207**.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 14th day of July, 2008.

**ROSS D. STONE**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ROSS D. STONE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 14th day of July, 2008.

My Commission Expires:
July 20, 2008

CAROL L. MCARTHUR
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

NOTARY PUBLIC