Davidson County DEEDQC
Recvd: 08/25/08 10:02 2 pg
Fees:12.00 Taxes:0.00
20080825-0086987

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Matthew Scott Frady
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 DAY OF Aug 2008.

(Affix Seal) Notary Public

My Commission Expires: 5-8-2012

D. KAY TOBEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO
Property Title and Escrow, Inc.
113 Hazel Path, Suite 100
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelly Lyn Frady	same	062-02-0A-298.00
3269 Cain Harbor Drive		
Nashville, TN 37214		

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 consideration, the receipt of which is hereby acknowledged, **I/We, Matthew Scott Frady,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto, **Kelly Lyn Frady** hereinafter called the **Grantee, his/her** heirs and assigns, all of my right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See attached "Exhibit A"

( ) unimproved
This is (X) improved property known as: **3269 Cain Harbor Drive Nashville, TN 37214**

Witness my hand this 22nd day of Aug., 2008:

Matthew Scott Frady
Matthew Scott Frady

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), Matthew Scott Frady, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal at:
County of Davidson State of Tennessee, this 22nd day of Aug 2008.

Notary Public

My Commission Expires: 5-8-2012

D. KAY TOBEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 263 on the plan of River Trace Estates, Phase 2, Section 6, of record in Instrument No.# 20010605-0058138, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Scott Frady and wife, Kelly Lyn Frady by Deed from James C. Sanders, Jr. and wife, Pamela C. Sanders of record in Inst # 200410290130071 recorded October 29, 2004, Register's Office for Davidson County, Tennessee.