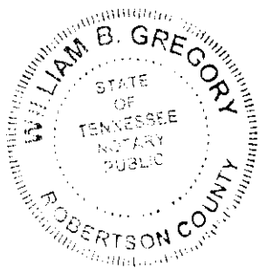
Davidson County DEEDQC
Recvd: 11/06/08 11:03 2 pgs
Fees:12.00 Taxes:0.00
20081106-0110476



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2008.

Notary Public

My commission expires: 3-30-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy Garrett **Theresa Garrett**	**S A M E**	007000 192.00
1922 Tinnin Road		
Goodlettsville, Tennessee		

Quitclaim Deed

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Magnolia Properties LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, QUITCLAIM AND CONVEY ALL ITS RIGHT TITLE AND INTEREST UNTO

Timothy Garrett and wife, Theresa Garrett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 2 (1918 Tinnin Road) on the plan of Re-Subdivision of Lots 1 & 2 "First Revision of" Wilford Bailey Property, of record as Inst. No. 20080418-0039434 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to, Magnolia Properties LLC, a Tennessee Limited Liability Company, by instrument executed March 22, 2004, which is of record as Inst. No. 20040325-0033638; Register's Office for Davidson County, Tennessee.

Restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property, which are of record in said Register's Office; especially to matters of record in Book 11718 page749 said Register's Office.

This is Unimproved property, known as **1918 Tinnin Road, Goodlettsville, Tennessee**

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

Witness my/our hand(s) this 29th day of October, 2008.

Magnolia Properties LLC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Richard W. Uselton, Chief Manager** of **Magnolia Properties LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the of **Magnolia Properties LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, **Magnolia Properties LLC** by the said **Richard W. Uselton,** as **Chief Manager**.

Witness my hand, at office, this **29th** day of **October, 2008.**

Notary Public

My Commission Expires: 3-30-2010

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY