THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
spencer ray talbott
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-1988

BILL GARRETT, Davidson County
Trans:T20090024497 DEEDQC
Recvd: 04/14/09 11:36 2 pgs
Fees:12.00 Taxes:0.00
20090414-0033618

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# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Megan Hull, Unmarried**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Megan Hull, Unmarried and Ian J. Ratzlaff, Unmarried as Joint Tenants, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot no 10 on the Plan of Seven Oaks Section 1 of record in Plat Book 1835, page 132, Register's office for said County Tennessee to which reference is hereby made for a more complete description. Being the same property conveyed to Sabrina L. Posey by warranty deed from Ronald L. Rogers and wife Carolyn F. Rogers of record in Book 11040, page 269, dated July 27, 1998, and recorded July 9, 1998.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Sabrina L. Posey recorded 4/14/09, in the Register of Deeds for the County of Davidson, in Intrusment# 20090414-0033616.
This improved property is also known as 414 Weaver Drive Nashville, TN 37127.

**THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL**

**ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 9th day of April, 2009.

Witness

Megan Hull {SEAL}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of April, 2009, before me, the undersigned officer duly commissioned and qualified, personally appeared Megan Hull, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires: 1-23-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

new owner &
**Person or Agency responsible for taxes:**
Megan Hull
414 Wenver Dr, Inc
Nashville, TN 37217

MAP/PARCEL ID: 120-10-0-077.00

Affiant

Subscribed and sworn to before me this 9 day of April, 2009.

Notary Public
My Commission expires: 1-23-2011

NOTARY PUBLIC AT LARGE