Return to:

Legacy Title & Escrow, LLC
1800 S. Rutherford Blvd.
Suite 104
Murfreesboro, TN 37130

QUIT CLAIM DEED

The Grantor and Grantee herein acknowledge that this document was prepared without the benefit of a title search.

STATE OF TN
COUNTY OF Davidson

I, OR WE HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT KNOWLEDGE, INFORMATION AND BELIEF THE ACTUAL CONSIDERATION FOR THIS TRANSFER AS $10.00.

Moulton Farrar III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of May, 2009.

Suzanne Moran
Notary Public

MY COMMISSION EXPIRES: 1-3-2011
(AFFIX SEAL)

SUZANNE A. MORAN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires January 3, 2011

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Megan Bradt, Attorney
2820 Hazelwood Dr., #B5
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moulton Farrar III	SAME	116-8-A-3.00
(NAME)	(NAME)	
3 Valley Forge		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Moulton Farrar, III, a married man** , HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO **Moulton Farrar, III and wife, Bonnie Bentley Farrar** , 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:

See Exhibit "A"

unimproved ☐
This is improved ☒ property, known as 3 Valley Forge, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Moulton Farrar
Moulton Farrar, III

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Moulton Farrar, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Commission expires: 1/3/2011

Suzanne Moran
Notary Public

SUZANNE A. MORAN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires January 3, 2011

LTE File #: 10992

BILL GARRETT, Davidson County
Trans:T20090031946 DEEDQC
Recvd: 05/14/09 12:03 2 pgs
Fees:12.00 Taxes:0.00
20090514-0044408

File No.: 10992

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Sugartree, Phase I, of record in Book 4675, pages 141 and 142, as amended in Book 4869, page 686, both in the Register's Office for said County, and described as follows:

BEGINNING at a point in the northwesterly margin of Valley Forge, an access easement, parking, public sanitary sewer, and water easement, said point being the common front corner of Lots 3 and 1; thence with the line between Lots 3 and 1, northwesterly 97.00 feet to a point in the southeasterly margin of an access easement, public sanitary sewer, and water easement; thence with the margin of said easement, westwardly around a curve 21.21 feet to a point; thence continuing with the margin of said easement, southwestwardly 45.00 feet to a point, said point being the common rear corner of Lots 3 and 5; thence with the line between Lots 3 and 5, southeastwardly 102.00 feet to a point in the northwesterly margin of Valley Forge, said point being the common front corner of Lots 3 and 5; thence with the margin of Valley Forge, northeastwardly 60.00 feet to the point of beginning.

This being the same property conveyed to Moulton Farrar III and wife, Ann W. Farrar by Special Warranty Deed from Wilda T. Moennig, Trustee, dated June 28, 1993, filed of record on July 2, 1993, in Book 9003, Page 522, in the aforesaid Register's Office. Ann W. Farrar having been deceased on June 26, 2001.