FILE NUMBER
20001323

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Debra L. Preston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2010.

Cari Allen
Notary Public

MY COMMISSION EXPIRES: 11-4-13
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra L. Preston	same	
(NAME)	(NAME)	05313013900
737 Jessica Taylor Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20092013

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Ronald J. Preston Jr.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Debra L. Preston**, hereinafter called the GRANTEES, **their** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 737 Jessica Taylor Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 12th day of February, 2010.

Ronald J. Preston, Jr.

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Ronald J. Preston, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 12th day of February, 2010.

Commission expires: 11-4-13

Cari Allen
Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

BILL GARRETT, Davidson County
Trans: T20100009688 DEEDQC
Recvd: 02/18/10 10:55 2 pgs
Fees: 12.00 Taxes: 0.00

20100218-0012322

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 76 on the Plan of Phase II, Kimbolton, of record in Book 6900, page 792-794, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING all of the same property conveyed to Debra L. Preston and husband, Ronald J. Preston, Jr. by Warranty Deed from Phillips Builders, Inc., dated September 29, 1993 and filed of record in Book 9100, Page 914, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 7464, page 969, as amended in Book 7470, page 126, further amended in Book 7799, page 50, and the ByLaws of record in Instrument 200302260025658, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.