BILL GARRETT, Davidson County
Trans:T20100037327 DEEDQC
Recvd: 06/18/10 15:18 2 pgs
Fees:12.00 Taxes:0.00
20100618-0047822

# QUITCLAIM DEED

| ADDRESS NEW OWNERS: | SEND TAX BILL TO: | MAP-PARCEL Nos. |
|---|---|---|
| Shawn C. Capley<br>Melissa Simpson<br>7508 Thornwood Court<br>Mount Juliet, TN 37122 | Shawn C. Capley<br>Melissa Simpson<br>7508 Thornwood Court<br>Mount Juliet, TN 37122 | 087-02-0-A-051.00CO |
| | | |

This Instrument Prepared By:

**Radford H. Dimmick**
**Attorney at Law**
**222 Second Avenue North, Suite 360 M**
**Nashville, Tennessee 37201**
**(615) 263-1278**

**FOR AND IN CONSIDERATION** of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Shawn C. Capley, individually**, hereinafter called the **Grantor** by these presents does hereby quitclaim and convey unto **Shawn C. Capley and Melissa Simpson, and unmarried couple, as joint tenants with rights of survivorship**, hereinafter called the **Grantees**, their heirs, successors, and assigns, all of their right, title, and interest in and to the property located in Davidson County with the following legal description; to wit:

Land in Davidson County, Tennessee, being Lot. No 13, Final Plat of Cobblestone Landing, Phase 2A, of record in Instrument No. 20080220-0016775, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric Brown and Jessica Brown, by Warranty Deed, from Drees Premier Homes, Inc., of record in Instrument No. 20080617-0062244, Dated June 13, 2008, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn C. Capley, by Warranty Deed, from Eric Brown and Jessica Brown, of record in Instrument No. 20100401-0024690, Dated March 30, 2010, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such easements, limitations, restrictions, encumbrances, and other matters as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

**WITNESS** my hand this 18 day of June, 2010.

Shawn C. Capley

**Shawn C. Capley**

**STATE OF** TN ]
**COUNTY OF** Davidson ]

GAIL M. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Personally appeared before me, Gail M Phillips, a Notary Public in and for said County and State, the within named **Shawn C. Capley, (Grantor)**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of June, 2010.

NOTARY PUBLIC
My Commission Expires: May 6, 2013

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**STATE OF** TN ]
**COUNTY OF** Davidson ]

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

Subscribed and sworn to before me this 18 day of June, 2010.

Affiant

NOTARY PUBLIC
My Commission Expires: May 6, 2013

GAIL M. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013