BILL GARRETT, Davidson County
Trans:T20100042042 DEEDQC
Recvd: 07/09/10 10:04 3 pgs
Fees:17.00 Taxes:0.00
20100709-0053769

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

**THIS INSTRUMENT PREPARED BY:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 28 day of June, 2010.

NOTARY PUBLIC
My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**ADDRESS OF NEW OWNER:**
Craig Arnold Snow, Rebecca Sue Snow & Lucille May Reason
2219 11th Avenue South
Nashville, TN 37204

**SEND TAX BILLS TO:**
New Owner

**Map/Parcel:** 105-130-223.00

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## STRAWMAN QUITCLAIM DEED

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FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Craig Snow and Rebecca Snow, husband and wife,** Grantors, do hereby quitclaim and convey their interest unto Russell J. McCann, Trustee, Grantee, for the express purpose of making a re-conveyance in order to add an additional party to the title of the property, the following described parcel of land in Davidson County, Tennessee:

SEE EXHIBIT A

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 28 day of June, 2010.

Craig Snow by Rebecca Sue Snow, attorney-in-fact

**Craig Snow**
**By: Rebecca Sue Snow, Attorney-in-Fact**

Rebecca Snow

**Rebecca Snow**

And now, I, the said Russell J. McCann, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Craig Arnold Snow and wife, Rebecca Sue Snow as tenants by the entirety, and Lucille May Reason, unmarried, all together as tenants in common with a right of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

28 IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day of June, 2010.

**Russell J. McCann, Trustee**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rebecca Sue Snow**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Craig Snow** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Craig Snow**, and is authorized by **Craig Snow** to execute this instrument on his behalf.

This the 28 day of June, 2010.

My Commission Expires: 9/18/2012

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebecca Snow**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of June, 2010.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of June, 2010.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## EXHIBIT A

**Land in Davidson County, Tennessee, being Lot No.12 on the Plan of Duck Worth's Addition to Nashville, of record in Book 57, page 83 and part of the Toll Gate Lot on the W.L.B. Lawrence Plan of record in Book 21, page 148, Register's Office for Davidson County, Tennessee, more fully described according to a survey dated October 2, 1978, by John B. Kohl, III, Tennessee Registered Surveyors No. 100, as follows: Beginning at a point on the Westerly margin of 11th Avenue South, formerly Berlie Avenue at the Northeasterly corner of the property conveyed to Lorenzo Hatcher et ux Deed from Kannia L. Eubank of record in Book 3613, page 423, Register's Office for said County, Thence, with Hatcher's Northerly property line and the Northerly line of property conveyed to Mrs. Ruby Lee Pack by Deed from M.E. Derryberrym, Jr., Trustee, of record in Book 1218, page 550, said Register's Office, Westwardly 183 feet to the Easterly margin of a 12 foot alley; thence with said margin of said alley, Northwardly 50 feet to the Southwesterly corner of the property conveyed to John F. Patton by Deed from Leonard Oren Baker, Sr., et ux of record in Book 3578, page 482, said Register's Office; thence with Patton's Southerly property line, Eastwardly 183 feet to a point on the Westerly margin of 11th Avenue, South; Thence with said margin of 11th Avenue South, Southwardly 50 feet to the point of beginning.**

Being the same property conveyed to Ruthie Mai Britton and Jesse Britton, who acquired title incorrectly as Jessie Britton, wife and husband, conveyed their interest in said property by Quitclaim Deed, to Ruthie Mai Britton and Jesse Britton, wife and husband, as joint tenants with right of survivorship, and not as tenants in common, of record in Instrument No. 20071105-0130178, Dated April 30, 2007. Said property was conveyed to David Dickson, as Trustee, of record in Instrument No. 20071105-0130179, Dated April 30, 2007, who hereby appointed Nationwide Trustee Services, Inc., as Substitute Trustee, of record in Instrument No. 20080821-0085977. Nationwide Trustee Services, Inc., offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and conveyed by Substitute Trustee's Deed to Provident Funding Associates, LP, who assigned its interest in said property to the Federal Home Loan Mortgage Corporation, of record in Instrument No. 20080910-0092617, Dated September 4, 2008. Also being the same property conveyed to Craig Snow and Rebecca Snow, husband and wife, by Special/Limited Warranty Deed, from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20090717-0067309, Dated May 15, 2009, Register's Office for Davidson County, Tennessee.