QUITCLAIM DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/5/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK JONES
PO BOX 1724
MOUNT JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20100042678 DEEDQC
Recvd: 07/12/10 14:33 2 pgs
Fees:12.00 Taxes:0.00
20100712-0054662

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRONT PORCH REALTY ,LLC	FRONT PORCH REALTY, LLC	108-04-0-A 101.00CO/
(NAME) 2626 N.MT.JULIET ROAD	(NAME) 2626 N.MT.JULIET ROAD	
(ADDRESS) MT.JULIET, TN 37122	(ADDRESS) MT.JULIET,TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JACK JONES, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO FRONT PORCH REALTY, LLC, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 49 on the Plan of The Village of Larchwood, Phase II, Section 3 of record in Plat Book 9700, Page 861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Sheila Webb-Roberts and Quinton Roberts, wife and husband, by Quitclaim Deed from Michael W. Fletcher, a single person, dated August 3, 2005 and recorded August 10, 2005 in Instrument Number 20050810-0094711, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to US Bank National Association as Trustee by Trustee's Deed from Matthew Smith as Co-Trustee dated October 15, 2008 and recorded October 23, 2008 in Instrument Number 20081023-0106264, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Jones by Special Warranty Deed from US Bank National Association as Trustee dated March 24, 2009 and recorded March 25, 2009 in (Instrument Number 200903250026917) Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved X property, known as 1123 FITZPATRICK ROAD NASHVILLE,TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 9th day of July, 2010.

JACK JONES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JACK JONES, 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 Wilson County, Tennessee, this 9th day of July, 2010.

My Commission Expires: 11·5·2012

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY