(1)

Return to:
This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20100071877 DEEDQC
Recvd: 11/12/10 14:00 2 pgs
Fees:12.00 Taxes:0.00
20101112-0090877

The actual consideration is $0.00.

Stephen Maggart
AFFIANT

Subscribed and sworn to before me this
the 5 day of Nov, 2010.

RYAN A. RAGSDALE
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7-25-12

NEW OWNER:

Stephen Maggart
218 Leonard Ave
Nashville, TN 37205

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

Map 104-13 Parcel 79

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Stephen Maggart and Emily Hicks, now known as Emily H. Maggart, husband and wife (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Stephen Maggart and Emily H. Maggart, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Myrtlewood Plat of Bransford Realty Company's Subdivision of part of the S. W. Berger Properly of record in Book 547, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Maggart and Emily Hicks, husband and wife, by deed from Steve Taylor and wife, Deborah Taylor, of record in Instrument Number 20090804-0072770, in the Register's Office for Davidson County, Tennessee, dated July 31, 2009.

Being the same property conveyed to Steve Taylor and wife, Deborah Taylor, by deed from Helen Fielder Nichol and Harry G. Nichol, Jr., and William Stephen Nichol, of record in Book 9693, page 724 in the Register's Office for Davidson County, Tennessee, dated June 6, 1995.

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 Grantees.

IN WITNESS WHEREOF, effective this the 5 day of Nov,

2010.

GRANTOR:

Stephen Maggart

Emily H. Maggart

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Maggart and Emily H. Maggart with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 5 day of Nov, 2010.

NOTARY PUBLIC

My Commission Expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20101513R