FROM:

THOMAS ANDERSON

TO:

LARRY H. HAGAR, TRUSTEE

FROM:

LARRY H. HAGAR, TRUSTEE

TO:

THOMAS ANDERSON, and
DAVID E. ANDERSON

BILL GARRETT, Davidson County
Trans:T20110004624 DEEDQC
Recvd: 01/24/11 12:26 3 pgs
Fees:22.00 Taxes:0.00
20110124-0006481

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: Larry H. Hagar, Attorney at Law
Market Street Building – 1st Floor
219 Second Avenue, North – Suite 100
Nashville, TN 37201
(615) 244-0001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Thomas Anderson
Affiant

Sworn to and subscribed before me this 24th day of January, 2011.

Linda M. Porter
Notary Public

My Commission Expires:
11/5/14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
535 Bismark Drive	Thomas Anderson and	095-10-0
Nashville, TN 37210	David E. Anderson	013.00
535 Bismark Drive	535 Bismark Drive	
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a reconveyance to create a tenancy in common, I, Thomas Anderson, by these presents do hereby quitclaim and convey unto Larry H. Hagar, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

Being Lot No. 175 on the Plan of Elm Hill Acres, Sec. IV, as of record in Book 2331, page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 175 fronts 70 feet on the west side of Bismark Drive and runs back 209.3 feet on the north line and 188.7 feet on the south line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to John Henry Anderson and wife, Lorna M. Anderson, by deed from Holiday Homes, Incorporated, of record in Book 2599, Page 573, said Register's Office. The said John Henry Anderson having since died.

Lorna M. Anderson and Lorna Moore Anderson being one and the same person.

Thomas N. Anderson and Thomas Nathan Anderson being one and the same person.

This is property with a common address of 535 Bismark Drive, Nashville, TN 37210.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

(1) Property taxes for the current year, said taxes being prorated and payment of the same being assumed by the Grantees; (2) The Plan of record in Book 2331, Page 118, said Register's Office and all matters therein; (3) Restrictive covenants of record in Book 2442, Page 454, said Register's Office.

Being the same property conveyed to Thomas N. Anderson and Suzanne T. Anderson, Husband and Wife, by deed from Lorna M. Anderson, a widow, of record in Book 8845, page 444 & 445, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Nathan Anderson from Suzanne Thomas Anderson of record by Instrument No. 201009220075479 in the Register of Deeds for Davidson County, Tennessee and pursuant to a Divorce Decree Order entered on September 15, 2010 from the Fourth Circuit Court for Davidson County, Tennessee under Docket No. 10D-1018.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of January, 2011

Thomas Nathan Anderson

STATE OF TENNESSEE
COUNTY OF Davidson =

This is unimproved (_____) or improved (_x_) property, known as 535 Bismark Drive, Nashville, Davidson County, Tennessee 37076

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

AND NOW, I, the said Larry H. Hagar, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Thomas Anderson and David E. Anderson, with the express right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hand(s) on this the 24th day of January, 2011.

Thomas Anderson

Larry H. Hagar, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Anderson, the bargainor, 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 Nashville, Tennessee, this 24th day of January, 2011.

Linda M. Porter
NOTARY PUBLIC

My Commission Expires: 11/5/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry H. Hagar, Trustee, the bargainor, 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 Nashville, Tennessee, this 24th day of January, 2011

Linda M. Porter
NOTARY PUBLIC
My Commission Expires: 11/5/14