BILL GARRETT, Davidson County
Trans:T20110012856 DEEDQC
Recvd: 03/03/11 11:33 2 pgs
Fees:12.00 Taxes:0.00
20110303-0017038

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

File No.: DSE-11-228

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew B. Manson	NEW OWNER	
(NAME)	(NAME)	
9128 Ford Dr.		**063-08-0-109.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Southwest Realty Investment Group, Inc.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Matthew B. Manson and wife, Shelly L. Manson**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7, Block "P" on the Plan of Hadley's Bend City, of record in Plat Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to James Winters and wife, Lizzie Winters by deed dated July 5, 1920 from N. McK. Bryan and wife, Daisy Simpson Bryan, of record in Book 571, page 228, Register's Office for Davidson County, Tennessee. The said James Winters and wife, Lizzie Winters having since died intestate, and title to the subject property passed to their son, Benjamin Winters. The said Benjamin Winters has since died, and by his Last Will and Testament of record as Will Book 225, page 858, Probate Clerk's Office for Davidson County, Tennessee, devised the subject property to Aaron C. Gilbert. The said Aaron Gilbert conveyed the subject property to Southwest Realty Investment Group, Inc. by Quitclaim Deed dated March 10, 2010, of record in Instrument No. 20100311-0018778, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit dated May 26, 2010, of record in Instrument No. 20100526-0040504, Register's Office for Davidson County, Tennessee. The said Southwest Realty Investment Group, Inc. conveyed the subject property to Southwest Realty Investment Group, Inc. by Quitclaim Deed dated April 15, 2010, of record in Instrument No. 20100415-0028548, Register's Office for Davidson County, Tennessee; and being further conveyed to Southwest Realty Investment Group, Inc. by Default Judgment received on November 1, 2010 by the Chancery Court for Davidson County, Tennessee, as Case No. 10-1237, and of record in Instrument No. 20101210-0098568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☒

This is improved ☐ property, known as 228 Hadleys Bend Blvd, Old Hickory, TN 37138

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of February, 2011.

Southwest Realty Investment Group, Inc.

BY: Edward W. Meek

Edward W. Meek, Assistant Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of March, 2011, before me personally appeared Edward W. Meek, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Assistant Secretary of Southwest Realty Investment Group, Inc., the within named bargainor, a corporation, and that he as such Assistant Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of March, 2011.

Notary Public

My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY