BILL GARRETT, Davidson County
Trans:T20110014497 DEEDQC
Recvd: 03/10/11 13:04 2 pgs
Fees:13.00 Taxes:118.40
20110310-0019213

Prepared by:
Marsha Troxler
1424 Janie Ave
Nash. TN 37216

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

FOR AND CONSIDERATION OF THE SUM OF $32,000 (thirty-two thousand dollars), I, **SHANNON HOOPER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY, AND QUITCLAIM ALL OF MY INTEREST UNTO: **MARSHA TROXLER**, HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tax Bills
Marsha Troxler
1424 Janie Ave
Nashville, TN
37216

Map-Parcel: 11804022700

Pt Lot 130 Lot 131 Grandview Hgts.,
Shannon Hooper & Marsha Troxler
Property known as 2236 Winford Avenue, Nashville, TN 37211
New owner
Marsha Troxler

Legal Description:

LAND IN DAVIDSON COUNTY: being the northerly 45 feet of Lot No 131 and the southerly 5 feet of Lot No 130, on the Plan of Grandview Heights Addition, as of Record in Plan Book 161, pages 14 and 15, Register's Office for said County.

Said parts of Lots 131 and 130 adjoin and Front together 50 feet on the easterly side of Winford Avenue, and extend back between Parallel lines 150 feet to an alley.

Being the same property conveyed from James R. Jones, Jr., Trustee to Josephine Hooper and Marsha Hooper, joint tenants with the right of survivorship by deed as recorded in Book 9528 from page 590, Register's Office for Davidson County. Further, being the same property conveyed to Josephine Hooper and Shannon Hooper by quitclaim deed in instrument no. 20020903-0105654 as recorded in the Register's Office for Davidson County, TN.

This conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee herein.

*The information and legal description contained in this instrument was provided by the parties herein; neither a title search nor a survey was conducted.

Dated this 9th day of March, 2011.

GRANTOR Signature

Shannon Hooper

Type or Print Name

GRANTEE Signature

Marsha Traxler

Type or Print Name

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, KAY JAYNES, Notary Public in and for the state of TENNESSEE, do hereby certify that on this 9TH day of MARCH, 2011, personally appeared before me SHANNON HOOPER known to be the individual described in and who executed the within instrument and acknowledged that free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my hand and official seal this 9TH day of MARCH, 2011.

Commission expires SEPTEMBER 15, 2011.

Notary Public

KAY JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$32,000
Marsha Traxler
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March 2011
Abby Duncan
Deputy Register