Davidson County DEEDQC
Recvd: 04/08/11 11:47 4 pgs
Fees:22.00 Taxes:0.00
20110408-0027341

Commitment Number: 176834

After Recording Return To:
Billy J. McCrary and Melanie McCrary
707 Delaware Avenue, Madison, TN 37115

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Billy J. McCrary and Melanie McCrary, 707 Delaware Avenue, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043 05 0 237.00
Exempt from Realty Transfer Tax as a quit claim deed without consideration pursuant to Code Section 67-4-409(4)

QUITCLAIM DEED

BILLY J. MCCRARY, married to Melanie McCrary, hereinafter grantor, of **Davidson County, Tennessee,** in order to modify title and without consideration paid, grants and quitclaims to **Billy J. McCrary, married,** hereinafter grantees, whose tax mailing address is **707 Delaware Avenue, Madison, TN 37115,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 OF BLOCK "B" ON THE MAP OF CEDAR CREST ESTATES, AS OF RECORD IN BOOK 974, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 17 FRONTS 101 FEET ON THE WESTERLY SIDE OF DELAWARE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 191.5 FEET TO A DEAD LINE. TRACT II: BEING THE SOUTHERLY 6 FEET OF LOT NO. 18 OF BLOCK "B" ON THE MAP OF CEDAR CREST ESTATES, AS OF RECORD IN BOOK 974, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE

COMPLETE DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED TO BILLY J. MCCRARY , BY DEED FROM WILMOTH M. MCCRARY OF RECORD IN INSTRUMENT NO. 20060411-0041513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. P.I.D#::043 05 0 237.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **Official Records Book 20060411, Page 0041513**

Executed by the undersigned on 1-26, 2011:

x _____
BILLY J. MCCRARY

x _____
MELANIE MCCRARY

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1-26, 2011 by **BILLY J. MCCRARY AND MELANIE MCCRARY,** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires Nov. 4, 2013

Maximum principal indebtedness for Tennessee recording tax purposes is $0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of January, 2011.

Affiant

Billy J. McCrary
Print Name

(Seal)

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

My Commission Expires Nov. 4, 2013

Claudia Boyett
Print Name

Grantees' Names and Address:

Billy J. McCrary
707 Delaware Avenue, Madison, TN 37115
Send tax statement to grantees

True Copy Certification

I, Nichole Johnson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Ventura

Personally appeared before me, Jennifer Wall, a notary public for this county and state, Nichole Johnson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-3-2015

Notary' Seal (if on paper)

