File Box 8

BILL GARRETT, Davidson County
Trans:T20110021777 DEEDQC
Recvd: 04/13/11 11:18 2 pgs
Fees:17.00 Taxes:0.00
20110413-0028510

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Follin Christopher M. Simonsen 4013 Copeland Avenue Nashville, Tennessee 37215	JP Morgan Chase Bank, N.A. P.O. Box 78420 Phoenix, AZ 85062-8420

TAX MAP-PARCEL NUMBERS: 11616003600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of creating a tenancy by the entireties, the undersigned, **Mary Follin,** married, **as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Christy W. Ivey, Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Evergreen Heights, Part Two of record in Book 1835, page 19, Register's Office for said County.

Said Lot No. 27 fronts 135.8 feet on the westerly margin of Copeland Drive and extends back 117 feet on the southerly line and 186.9 feet on the northerly line to a broken line in the rear, measuring 155.1 feet thereon.

Being the same property conveyed to Mary Folin, a single person, by Warranty Deed from John Gilbert Templeton, a single person, dated October 22, 1991 and recorded on October 28, 1991 of record in Book 8472, page 588, Register's Office for Davidson County, Tennessee.

Christopher M. Simonsen, spouse of Mary Follin, joins in execution of this instrument solely to convey any marital interest she may have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 4013 Copeland Drive, Nashville, TN 37215

And now, I, the said **Christy W. Ivey, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Mary Follin and spouse, Christopher M. Simonsen,** as **Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on April 7, 2011.

Mary Follin

Mary Follin

Christopher M. Simonsen

Christopher M. Simonsen

Christy W. Ivey, Trustee

State of Tennessee
County of Davidson

On April 7, 2011, before me the undersigned authority, personally appeared **Mary Follin and Christopher M. Simonsen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On April 7, 2011, before me the undersigned authority, personally appeared **Christy W. Ivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: ~~$220,000.00~~ -0-

Affiant

Sworn and subscribed before me on April 7, 2011.

Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.