QUITCLAIM DEED

THOMAS E. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 2011

Notary Public

MY COMMISSION EXPIRES: 2-03-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow

RETURN TO: Sandra L. Simmons

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandra L. Simmons	**Sandra L. Simmons**	094.01.0.236.00
(NAME)	(NAME)	
713 South 14th Street	**713 South 14th Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Tommy L. Simmons**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Sandra L. Simmons**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 126 in Payne, Blakemore & Cummins Addition to East Nashville, a plat of which is of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50 feet on the west side of South 14th Street and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to the grantors by deed of record in Book 7418, Page 376, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20110028557 DEEDQC
Recvd: 05/12/11 16:10 2 pgs
Fees:12.00 Taxes:0.00
20110512-0036679

PICK-UP

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

Property: 702 South 14th Street, Nashville, TN 37206

Witness my/our hand (s) this the 11th day of May, 2011.

Tommy L. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of May, 2011, before me personally appeared TOMMY L. SIMMONS to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of August, 2010.

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

HOLD HARMLESS AGREEMENT
REGARDING UNAPPROVED CONVEYANCES

We, the undersigned Grantor of the above referenced property do hereby acknowledge we have been made aware that the following language (or a similar variant) exists in the lien against the subject property:

Transfer of the Property or a Beneficial Interest in Borrower. *As used in this Section, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.*
If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

THE GRANTOR HEREBY ACKNOWLEDGES REVIEW OF THIS LANGUAGE, and in choosing to continue with the proposed conveyance, hereby agrees to Rudy Title & Escrow, LLC, their successor, assigns, and employees from any claims arising from this matter.

Tommy L. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of May, 2011, before me personally appeared TOMMY L. SIMMONS, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of August, 2010.

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY