RECORD AND RETURN TO:
LIMESTONE TITLE & ESCROW, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110033173 DEEDQC
Recvd: 06/03/11 10:49 2 pgs
Fees:13.00 Taxes:424.26
20110603-0042594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,666.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF MAY, 2011.

NOTARY PUBLIC

My commission expires: 8-4-14

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. SARTOR, III 2724 Wortham Avenue Nashville, TN 37215	Same as new owner	MAP 117-02-0-13200

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **CAROLYN S. DIXON,** hereinafter called the Grantor, has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **JAMES R. SARTOR, III,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 12 on Stokes Tract Block 8, as of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 12 fronts 120 feet on the East side of Wortham Drive or Midland Avenue, and runs back between lines 199.2 feet on the North line and 142.0 feet on the South line, to a dead line in the rear, which is a broken line, and measures 158.1 feet thereon.

Being the same property conveyed to James R. Sartor, III, Josephine Sartor Solow and Carolyn S. Dixon, a Ninety-seven and 25/100 percent (97.25) interest, as tenants in common by Quitclaim Deed from James R. Sartor, III, Trustee of the Wortham Duplex Trust, a Testamentary Trust, of record in Instrument No. 20110603-0042592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in book 974, page 24; to Restrictive covenants of record in Book 974, page 24; all of the Register's Office for Davidson County, Tennessee.

This is improved property being known and designated as 2724 Wortham Avenue, Nashville, TN 37215.

WITNESS MY HAND, this the 31 day of May, 2011.

Carolyn S Dixon
CAROLYN S. DIXON

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Carolyn S. Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of May, 2011.

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 8-4-14