BILL GARRETT, Davidson County
Trans: T20110056459 DEEDQC
Recvd: 09/12/11 13:45 3 pgs
Fees: 17.00 Taxes: 0.00
20110912-0070642

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NEW OWNERS:
Jeffrey S. McMillan
5441 Oak Chase Dr.
Cane Ridge, TN 37013

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

AFFIANT

Sworn to and subscribed before me this 15 day of August, 2011

Notary Public My Commission expires 5-20-2014

ALISHA D. CONNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Send Tax Notices To:
SAME

Map-Parcel Number(s)
092 02 0 194.00

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and the sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quit-claim Deed to the Grantee herein, the property herein described at Attachment "A", I, **HELENA D. HUDGINS, a single person,** do hereby convey to **JEFFREY S. McMILLAN, a single person** his heirs and assigns forever, all of my right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

SEE ATTACHMENT "A" FOR THE LEGAL DESCRIPTION

And now I Helena D Hudgins, a single person, for the expressed purpose conveying all my right title and interest to JEFFREY S. McMILLIAN, a single person and his heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out in Attachment "A".

IN WITNESS WHEREOF, the said HELENA D. HUDGINS, a single person does hereby set her signature(s) on the 7th day of ~~August~~ SEPT. 2011

Helena D. Hudgins
Helena D. Hudgins, a single person

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Helena D. Hudgins, **a single person** the bargainer, with whom I am personally acquainted, or proved to me on

the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 7th day of ~~August~~ SEPT. 2011

My commission expires March 5, 2012

Keith E. Davis
NOTARY PUBLIC

OFFICIAL SEAL
KEITH E. DAVIS
Notary Public - State of Illinois
My Commission Expires Mar 05, 2012

ATTACHMENT "A"

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 114 on the Map of Heffernan Place Subdivision, as of record in Book 161, Page 138, Register's Office for said County.

Said Lot No. 114 fronts 50 feet on the south side of Alameda Street or Avenue and runs back between parallel lines 140 feet to an alley.

INCLUDED in the above description but EXPRESSLY EXCLUDED THEREFROM are certain tracts or parcels of land conveyed to the State of Tennessee for the use and benefit of the Department of Highways by Warranty Deed from Cleo D. Moore, dated July 17, 1967, recorded July 18, 1967 in Book 4152, pages 907-908, Register's Office for Davidson County, Tennessee and described as follows:

Being a part of Lot No. 114 on the Map of Heffernan Place Subdivision, as of record in Book 161, page 138, R.O.D.C. Tennessee.

Parcel No. I:
BEGINNING at a point in the southerly margin of Alameda Street, said point being the common corner between Lots 114 and 115 on the Heffernan Place Subdivision, as of record in Book 161, Page 138, R.O.D.C; thence with the southerly margin of Alameda Street and the northerly boundary line of said Lot 114, N 82 degrees 14 minutes 33 seconds E 41.15 feet to a point; thence S 29 degrees 13 minutes 42 seconds W 66.96 feet to a point in the common line between said Lots 114 and 115; thence with the common line between said Lots 114 and 115 N 8 degrees 40 minutes 45 seconds W 53.50 feet to the point of BEGINNING, containing 1,101 square feet more or less.

Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to and from and across the same to and from abutting lands is hereby conveyed.

Parcel No. II:
BEGINNING at a point in the southerly margin of Alameda Street, said point being the common corner between Lots 113 and 114 on the Heffernan Place Subdivision, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 113 and 114, S 8 degrees 40 minutes 45 seconds E, 9.99 feet to a point; thence S. 29 degrees 13 minutes 43 seconds W 81.37 feet to a point in the common line between lots 114 and 115 in the aforesaid subdivision; thence with the common line between said Lots 114 and 115, N 8 degrees 40 minutes 45 seconds W 21.50 feet to a point; thence with and binding on the Control of Access taking previously described, N 29 degrees 13 minutes 43 seconds E 66.96 feet to a point in the southerly margin of Alameda Street; thence with the southerly margin of Alameda Street and the northerly

boundary of said Lot 114, N 82 degrees 14 minutes 33 seconds E 8.85 feet to the point of BEGINNING, containing 1,024 square feet more or less and is conveyed in fee simple.

Parcel No. II is conveyed in fee simple, however, the Grantors herein will have access to it.

It is further understood and agreed that the said Highway Department for the State of Tennessee or its agents or assigns is specifically given the right to enter upon the remaining land of grantor herein and remove any improvements and/or part of improvements which are situated both on the land being conveyed to the Highway Department as ROW and the remaining property of said land-owner/grantor herein, and the consideration herein recited includes payment in full for such improvements.

Being a part the same property as conveyed to Cleo D. Moore by Warranty Deed from I. L. Moore, Jr., Ida Moore Jackson, Theresa Moore Dewberry and Helena Moore, dated October 30, 1948, recorded November 15, 1948 in Deed Book 1645, pages 541-542, Register's Office for Davidson County, Tennessee. Being also the same property devised to Ida M. Jackson, Helena D. Hudgins and Teresa M. Dewberry in equal shares by Last Will and Testament of Cleo DuPont Moore, also known as Cleo D. Moore, recorded in Book 6929, pages 514-516, Register's Office for Davidson County, Tennessee. Also see Affidavit as to Small Estate filed in Book 6523, pages 646-653, Register's Office for Davidson County to list the debts and assets of the decedent Cleo DuPont Moore and to establish the deaths of two of the devisees, namely: Ida M. Jackson who died May 21, 1983 and Teresa M. Dewberry who died May 10, 1984, thereby leaving as the only heir and devisee in the Last Will and Testament of the deceased Cleo DuPont Moore, also known as Cleo D. Moore as HELENA D. HUDGINS. Also see AFFIDAVIT OF HEIRSHIP dated July 25, 1985 filed July 25, 1986 in Book 6929, page 513 to establish the only living heir of Cleo DuPont Moore, as HELENA D. HUDGINS.

SUBJECT TO: Easements, building setback lines and certain restrictions on the Plan of Heffernan Place Subdivision of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO: Perpetual Easement granted to the the State of Tennessee for the use and benefit of the Department of Highways dated July 17, 1967, recorded July 18, 1967 in Book 4152, pages 905-906, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Certain restrictions and reserved rights as set out in Warranty Deed recorded in Book 4152, pages 907-908 to the State of Tennessee, Department of Highways as to the remaining lands and improvements located on the subject tract of land.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would Violate Title 42 USC 3604.

The street address of the herein described property is believed to be 2611 Alameda Street, Nashville, TN and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Prepared by: Real Estate Title Services 4741 Trousdale Dr., Ste. 4, Nashville, TN 37220