THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Jim Sweeney Construction	Jim Sweeney Const	072-024-0 339.00
PO Box 2495	same	
Hend TN 37075		

BILL GARRETT, Davidson County
Trans:T20110059044 DEEDQC
Recvd: 09/22/11 14:28 2 pgs
Fees:12.00 Taxes:0.00
20110922-0073538

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates. PLLC
846 Conference Drive, Ste 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

X _____
Affiant

Subscribed and sworn to before me, this the 16th day of Sept., 2011.

_____
Notary Public

My commission expires: 1-28-14

AMBER ANDERSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Comm. Exp.

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged James S. Sweeney, Jr., "Grantor" by these presents, does hereby quitclaim and convey unto Jim Sweeney Construction , Inc. , "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 23, on the Map of Happy Valley, Section B, not of record, described according to a survey made by A.J. Wilkinson, Surveyor, September 2, 1945, as follows :

Beginning on the northerly margin of Bobby Avenue at a point 250 feet east of the easterly margin of Cooper Lane, being the corner of Lot Nos. 22 and 23; thence with the line between said two lot, northwardly 140 feet to the common corner of Lot No. 3,4,22 and 23; thence with the line between Lot No. 4 and 23; eastwardly 75 feet to the common corner of Lot Nos. 4, 5 and 23 and 24; thence with the line between Lot No 23 and 24, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to James S. Sweeney, Jr. from Stephen E. Hamilton and Michael J. Dioguardi by Deed dated August 12, 2011of record in Instrument No. 20110819-0064406, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 2715 Bobby Avenue, Nashville, TN 37216

Witness my hand this 6th day of Sept 2011.

Grantor: James S. Sweeney, Jr.

STATE OF TENNESSEE}
COUNTY OF Sumner

On this 6th day of Sept 2011, before me personally appeared James S. Sweeney, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand, at office, this 6th day of Sept 2011.

Commission expires:_____

Notary Public

AMBER ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Comm. Exp. 1-28-14