QUITCLAIM DEED

G-CM-11-3240

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 7th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian V. Watkins	Brian V. Watkins	
(NAME) 3240 LaGrange Drive	(NAME) 4487 Post Place, Unit 112	
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Nashville, TN 37205	80-8-183.00
(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 OTHER GOOD AND VALUABLE CONSIDERATIONS TO THE UNDERSIGNED GRANTOR(S), THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, HAVE THIS DAY BARGAINED AND SOLD, Henry Watkins HEREINAFTER CALLED THE GRANTOR(S), DO HEREBY QUITCLAIM AND CONVEY UNTO Brian V. Watkins HEREINAFTER CALLED THE GRANTEE(S), THEIR (SUCCESSORS), HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 156, BORDEAUX HILLS, SECTION THREE, as shown on plat of record in Plat Book 3600, Page 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 156 fronts 75 feet on the easterly side of LaGrange Drive and extends back 125.44 feet on the northerly lines and 144.55 feet on the southerly line to a deed line in the rear on which it measures 43.66 feet.

Being the same property conveyed to Brian V. Watkins, unmarried (with a 99% ownership) and Henry Watkins, unmarried (with a 1% ownership) as Tenants in Common with Rights of Survivorship by deed from BancorpSouth Bank, a Mississippi corporation of record in Document Number 20110616-0046355, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 3240 LaGrange Drive, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans: T20110070989 DEEDQC
Recvd: 11/10/11 08:44 2 pgs
Fees: 12.00 Taxes: 0.00
20111110-0087858

Witness my/our hand(s) this 7th day of November 2011.

Henry Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY WATKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2011.

Notary Public

My Commission Expires: 5-20-16

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212