Prepared By and Return To:
Tennessee Title Services, LLC
131 Saundersville Road, Suite 212
Hendersonville, TN 37075
11-0174HV

State of Tennessee
County of Sumner

The actual consideration of true value whichever is greater is $0.00.

X _____
Affiant

Subscribed and sworn to before me, this 15th day of December, 2011

_____
Notary Public
Commission Expires: 10-23-12

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Brandon & Yvonne Sims	**Sames as New Owner**	**062-13-0-086.00 &**
4127 Moss Rose Drive		**062-13-0-085.00**
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMES GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **YVONNE R. SIMS (FORMERLY KNOWN AS YVONNE R. FIELDS).** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL HER RIGHT, TITLE AND INTEREST UNTO, **BRANDON N. SIMS AND WIFE, YVONNE R. SIMS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 25 and 26 on the Map of George 1. Wadey's Subdivision of the W.M. Morgan 18.25 acre tract, ofrecord in Book 843, Page 101, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lots adjoin and front together 155 feet on the west side of Moss Rose Drive, formerly Claypool Street and run back between lines 158 feet on the south line of Lot No. 26 and 180 feet on the north line of Lot No. 25, along the south margin of William Ferry Road to the east line of Lot No. 24, on which they measure 172 feet.

Being the same property conveyed to Yvonne R. Fields, unmarried person, by QuitClaim Deed, from Shayne A. Hill, unmaried and Yvonne R. Fields, unmarried, of record in Instrument # 20050524-0058530, Register's Office for Davidson County, Tennessee, dated May 17, 2005 and recorded May 24, 2005.

This is improved property known as 4127 Moss Rose Drive, Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20110081277 DEEDQC
Recvd: 12/22/11 14:40 2 pgs
Fees:12.00 Taxes:0.00
20111222-0100234

Witness my hand this 15th day of December, 2011.

Yvonne R. Sims

STATE OF TENNESSEE
COUNTY OF SUMNER

Witness my hand and official seal at Sumner County, Tennessee this the 15th day of December, 2011. Personally appeared before me, a Notary Public of said County and State, Yvonne R. Sims the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

Commission Expires: 10-23-12

Notary Public

