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

Affiant

BILL GARRETT, Davidson County
Trans:T20120001413 DEEDQC
Recvd: 01/06/12 11:50 2 pgs
Fees:12.00 Taxes:0.00
20120106-0001592

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this 5th day of January, 2012.

Notary Public
Commission Expires: 10/23/12

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE BOTH PARCELS INTO ONE PARCEL

QUIT CLAIM DEED

OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Brandon N. Sims	**Same 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, WE, **BRANDON N. SIMS AND YVONNE R. SIMS** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO, **BRANDON N. SIMS AND YVONNE R. SIMS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the County of Davidson, State of Tennessee, which is more particularly described as follows:

Being Lot Nos. 25 and 26 on the Map of George 1. Wadey's Subdivision of the W.M. Morgan 18.25 acre tract, of record 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 Brandon N. Sims and wife, Yvonne R. Sims by Quitclaim Deed of record in Instrument # 20111222-0100234, Register's Office for Davidson County, Tennessee, dated December 15, 2011 and recorded December 22, 2011.

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

Witness my hand this 5th day of January, 2012.

Brandon N. Sims

Yvonne R. Sims

STATE OF TENNESSEE
COUNTY OF SUMNER

Witness my hand and official seal at Sumner County, Tennessee this the 5th day of January, 2012. Personally appeared before me, a Notary Public of said County and State, Brandon N. Sims and Yvonne R. Sims the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Notary Public

Commission Expires: 10/23/12

