BILL GARRETT, Davidson County
Trans:T20120005508 DEEDQC
Recvd: 01/24/12 10:25 2 pgs
Fees:12.00 Taxes:0.00
20120124-0006530

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
1990 Old Fort Parkway, Suite G
Murfreesboro, TN 37129

Preparer is not closing agent, pursuant to Section 6045 of Internal Revenue Code as amended by the *Tax Reform Act* of 1986

STATE OF TENNESSEE
COUNTY OF Rutherford

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $00.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant: Stacy Davis

Subscribed and sworn before me, this the 18th, day January, 2012.

Notary Public: Robin R. Keller
My Commission Expires: 10/22/12

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Scott Seidl 127 S. Graycroft Avenue Madison, TN 37115	Same As New Owner	042-015-0-016.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Rebecca Shubart, a single woman** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Scott Seidl, a single man** (hereinafter referred to as "**GRANTEE**) his heirs and assigns, in and to the following described tract of land:

Land in the 11th Civil District of Davidson County, Tennessee, being part of an unrecorded tract shown on the Plan of Marthonna Subdivision, described as follows: Beginning on the easterly margin of Graycroft Road at the northwest corner of the property conveyed to Olga W. Davidson by Deed from John A. Melford, Trustee, of record in Book 2458, page 439, Register's Office for Davidson County, Tennessee; thence with Davidson's and Lawrence's northerly line, South 88 deg. 17' East 266.7 feet to the westerly line of Block "C" on the Map of Marthonna; thence with the westerly line of said Block, North 1 deg. 48' East 101.1 feet; thence North 88 deg. 17' West 268.4 feet to the easterly margin of Graycroft Road; thence with said Road, South 2 deg. 10' East 40.7 feet, continuing with said Road, South 2 deg. 42' West 60.5 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, but expressly EXCLUDED therefrom is property conveyed in Fee Simple by Final Order Third Circuit Court of Davidson County, Tennessee, Number 88C-3448 to Metropolitan Government of Nashville and Davidson County, from Keith Leonard and wife, Shirelle L. Leonard, of record in Book 8463, page 429, Register's Office for Davidson County, Tennessee, as follows:

Being a 5 foot wide strip of land lying adjacent to, parallel, and on the east side of the existing right-of-way line of South Graycroft Avenue for a distance of 101 feet and containing therein a area of 505 square feet, more or less.

Being the same property conveyed to Scott Seidl, a single man and Rebecca Shubart, a single woman, as tenants in common with the right of survivorship, by Deed from Stephen Kerns, married, of record in Instrument No. 20071210-0142386, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 127 Graycroft Avenue S.
Madison, TN 37115

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 18th day of January, 2012.

Rebecca Shubart

Rebecca Shubart

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca Shubart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at White House, Tennessee, this 18th day of January, 2012.

Robin R. Keller

Notary Public

My Commission Expires: 10/22/12

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD