BILL GARRETT, Davidson County
Trans:T20120007268 DEEDQC
Recvd: 01/31/12 09:42 2 pgs
Fees:12.00 Taxes:0.00
20120131-0008594

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 212
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Mollie Ann Hegarty
3629 Seasons Drive
Antioch, TN 37013

SEND TAX BILLS TO:

SAME AS ADDRESSEE

This Quitclaim Deed is being prepared from information furnished by the parties without the benefit of a title search. The preparer assumes no responsibility for the accuracy of the information contained herein.

Map & Parcel: 150-12-A/124.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Sean Hegarty, unmarried

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Mollie A. Hegarty, unmarried

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Sumner County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 661 Somerset, Phase 5-A, a Planned Unit Development as of record in Plat Book 7900, page 399, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sean Hegarty and wife, Mollie A. Hegarty by deed from Michael E. Miles and wife, Rhonda S. Miles, dated March 30, 2006 and filed for record as Instrument NO. 20060404-0038215 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 7900, page 399, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 27 day of January, 2012.

Sean Hegarty

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Sean Hegarty with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 27 day of January, 2012



My commission expires: 3-10-12

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Sworn to and subscribed to before me this 27 day of Jan, 2012.

My commission expires: 3-10-12

Notary Public

