BILL GARRETT, Davidson County
Trans:T20120014294 DEEDQC
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Fees:22.00 Taxes:0.00
20120228-0017016

PREPARED BY (AND RETURN TO):
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Nashville, Tennessee 37205
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W & I Ref: (cwi)
PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Deborah A. McDermott Kevin P. McDermott 438 Royal Oaks Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116 15 0 046.00 and 116 15 0 047.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of creating a tenancy by the entireties, the undersigned, **Deborah A. McDermott,** married, **as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Christy W. Ivey, Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

Tract I
Land in Davidson County, Tennessee, being Lot No. 4 on the Map of a Resubdivision of Royal Oaks Section "B" as of record in Book 1424, page 89, Register's Office for said County.

Said Lot No. 4 fronts 180 feet on the easterly side of Royal Oaks Drive and runs back 224.7 feet on the northerly line and 223.8 feet on the southerly line to a dead line in the rear measuring 180 feet thereon.

Being the same property conveyed to Deborah A. McDermott by quitclaim deed from Kevin P. McDermott dated June 14, 2003 and recorded on June 18, 2003, of record as Doc. No. 20030618-0084168, Register's Office for Davidson County, Tennessee.

Tract II
Land in Davidson County, Tennessee, being Lot No. 2 on the Map of a Resubdivison of Royal Oaks Section "B", as of record in Book 1424, page 89, Register's Office for said County.

Said Lot No. 2 fronts 130 feet on the easterly side of Royal Oaks Drive, as measured along a slight curve and runs back between lines 223.8 feet on the north line and 247.7 feet on the south line to a dead line in the rear measuring 246 feet thereon.

Being the same property conveyed to Deborah A. McDermott by quitclaim deed from Kevin P. McDermott, dated June 14, 2003 and recorded on June 18, 2003, of record as Doc. No. 20030618-0084167, Register's Office for

Kevin P. McDermott, spouse of Deborah A. McDermott, joins in execution of this instrument solely to convey any marital interest he may have in the subject property.

Description Reference: The description is the same as that used in the last deeds prior to this transaction.

This is improved property, known as: 436 and 438 Royal Oaks Drive, Nashville, TN 37205

And now, I, the said **Christy W. Ivey, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Kevin P. McDermott and spouse, Deborah A.. McDermott**, as **Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on February 27, 2012.

Deborah A. McDermott

Kevin P. McDermott

Christy W. Ivey, Trustee

State of Tennessee
County of Davidson

On February 27, 2012, before me the undersigned authority, personally appeared **Deborah A. McDermott**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On February 27, 2012, before me the undersigned authority, personally appeared **Kevin P. McDermott**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/8/13

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On February 27, 2012, before me the undersigned authority, personally appeared **Christy W. Ivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/8/13

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on February 27, 2012

Notary Public

My Commission Expires: 9/8/13

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.