THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
833 Wren Rd Suite A
Goodlettsville, TN 37072

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Robert Forrest Roberts and Rachel Sain	Robert Forrest Roberts and Rachel Sain	06106009500
4115 Edwards Avenue	4115 Edwards Avenue	
Nashville TN, 37216	Nashville TN, 37216	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Robert Forrest Roberts unmarried, hereinafter referred to as the "GRANTOR" Robert Forrest Roberts unmarried and Rachel Sain unmarried as joint tenants with rights of survivorship hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Robert Forrest Roberts unmarried has this day quitclaimed unto Robert Forrest Roberts unmarried and Rachel Sain unmarried, Joint tenants with rights of survivorship any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 4115 Edwards Avenue Nashville, TN 37216, County of Davidson:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 90 feet of Lot no. 136 and the southerly 10 feet of Lot No. 135 on the plan of Maplewood Heights Subdivision for J.E. Saunders, of record in Book 547, Pages 77 and 78, Register's Office for said County.

Being the same property conveyed to Robert Forrest Roberts by Sharon Louise McCool Roberts by Final Decree of Divorce in Docket No. 11D259 and filed of record 12/08/2011 in Instrument No. 20111208-0096033, said Register's Office.

Being the same property conveyed to Robert F. Roberts and Sharon L. Roberts, husband and wife, by deed from Robert F. Roberts, dated 07/15/2004 and filed of record in Instrument No. 20040726-0088955, said Register's Office.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the March 9, 2012.

Robert Forrest Roberts

BILL GARRETT, Davidson County
Trans:T20120019795 DEEDQC
Recvd: 03/19/12 15:15 2 pgs
Fees:12.00 Taxes:0.00
20120319-0023312

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State , Robert Forrest Roberts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2012.

Notary Public

Commission Expiration 4/20/2015

I or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer 0.00.

Robert Forrest Roberts
Affiant

Subscribed and sworn to before me this 9th day of March, 2012.

Notary Public

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires April 20, 2015