BILL GARRETT, Davidson County
Trans:T20120020907 DEEDQC
Recvd: 03/22/12 14:36 2 pgs
Fees:12.00 Taxes:0.00
20120322-0024521

THIS INSTRUMENT
PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Suzette Graham
AFFIANT

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

Veressa J. Derrick
NOTARY PUBLIC
My Commission Expires March 4, 2013
My Commission Expires: _____

ADDRESS OF NEW OWNER:

William Flugan
Same
↓
SEND TAX BILLS TO:
New Owner
905 Spence Enclave Ct.
Nashville TN 37210
Map/Parcel: 042-07-0-043.00

VERESSA J. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Steve Huffman, married and Suzette Graham, unmarried,** Grantors, hereby quitclaim and convey their right, title and interest to the hereinafter described property to **William Theodore Flugan** Grantee.

Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Morning View Subdivision, Section Two, of record in Book 2133, page 99, Register's Office for Davidson County, Tennessee, described according to a survey made by Bruce Rainey & Associates, dated January 27, 1977 as follows: BEGINNING at a point on the Westerly margin of Graycroft Avenue being the common front corners of lots 39 and 40; thence running with the line between said lots Westwardly 210.8 feet to a point; thence Northwardly 2.5 feet; thence Westwardly 178.06 feet to a point; thence Southwardly 118.31 feet to a point; thence Eastwardly 416.63 feet to a point in the Westerly side of Graycroft Avenue; thence running with the margin of said avenue, 115.0 feet to the point of beginning. (This is the same description as in the last instrument of conveyance).

Being the same property conveyed to Suzette Graham, unmarried and Steve Huffman, married, by Warranty Deed, from Linda Goss, unmarried, of record in Instrument No. 20110207-0010790, Dated November 23, 2010, Register's Office for Davidson County, Tennessee.

This is improved property known as: **705 N. Graycroft Avenue, Madison, TN 37115**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim

that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party has hereunto set his signature on this the 9th, day of January, 2012.

Steve Huffman

Suzette Graham

Suzette Graham

*This property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steve Huffman, whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 9th day of January, 2012.

Notary Public

VERESSA J. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires March 4, 2013
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VERESSA J. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Suzette Graham, whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 9th day of January, 2012.

Notary Public

My Commission Expires March 4, 2013