QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120020972 DEEDQC
Recvd: 03/22/12 15:49 3 pgs
Fees:22.00 Taxes:0.00
20120322-0024596

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me this the 22 day of March, 2012.

Affiant

NOTARY PUBLIC

My commission expires: 9/9/2014

CHARLES E. JOHNSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 800 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Maurice M. Scruggs, II, and Susan Johnson Scruggs, as joint tenants with right of survivorship	Same	Map 132-11 Parcel 74
707 Omandale Dr.		
Nashville, TN 3704		

FOR AND IN CONSIDERATION of One Dollar ($1.00) and for the express purpose of dividing property between spouses in a divorce action in the 4th Circuit Court for Davidson County, Tennessee, docket # 11D-3307, pursuant to the Marital Dissolution Agreement and Final Divorce Decree filed and entered in said divorce case, and for the purpose of creating a joint tenancy in common with right of survivorship, We, Maurice M. Scruggs, II, and Susan Johnson Scruggs, hereinafter referred to as Grantors, by these presents do hereby quitclaim, transfer and convey all of our right, title, and interest unto Richard Hedgepath, Trustee, his successors and assigns, all of our right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Southmeade as of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Maurice M. Scruggs, II, and wife Susan Johnson Scruggs, by deed from Charles G. Shoemaker and wife, Rosemary W. Shoemaker, of record in Book 7384, Page 825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is the same description as in the previous deed of record.

This is improved property known as: **707 Omandale Dr., Nashville, TN 37204**

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

Witness our hands this 22 day of March 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maurice M. Scruggs II

MAURICE M. SCRUGGS, II, - Grantor

Susan Johnson Scruggs

SUSAN JOHNSON SCRUGGS, - Grantor

And, FOR AND IN CONSIDERATION of One Dollar ($1.00) and for the express purpose of dividing property between spouses in a divorce action in the 4th Circuit Court for Davidson County, Tennessee, docket # 11D-3307, pursuant to the Marital Dissolution Agreement and Final Divorce Decree filed and entered in said divorce case, and for the purpose of creating a joint tenancy in common with right of survivorship, I, Richard Hedgepath, Trustee, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey all of my right, title, and interest unto Maurice M. Scruggs, II, and Susan Johnson Scruggs, as joint tenants in common with right of survivorship, their successors and assigns, all of my right, title and interest in and to the above-described tract of land.

This is improved property known as: **707 Omandale Dr., Nashville, TN 37204**

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

Witness my hand this 22 day of March 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard Hedgepath Trustee

RICHARD HEDGEPATH, TRUSTEE- Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice M. Scruggs, II, and Susan Johnson Scruggs, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of March 2012.

NOTARY PUBLIC

My commission expires: 9/9/2014

CHARLES E. JOHNSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Hedgepath, Trustee, the bargainor, 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 22 day of March 2012.

NOTARY PUBLIC

My commission expires: 9/9/2014

CHARLES E. JOHNSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY