QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120025162 DEEDQC
Recvd: 04/05/12 15:22 2 pgs
Fees:12.00 Taxes:0.00
20120405-0029430

R-MP-12-3026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 2012

Notary Public

MY COMMISSION EXPIRES: 2014
(AFFIX SEAL)

MARY FRANCES ROY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret H. Nichols	Flagstar Bank, FSB	
(NAME)	(NAME)	
3026 Brightwood AVenue	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Troy, MI 48098-2639	117-08-0056.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MARGARET H. NICHOLS** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MARGARET H. NICHOLS AND FIRAS WEHBE, AS** Wife and Husband, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25,. 26 AND 27 ON THE PLAN OF CHANGED PLAN OF THE SUBDIVISION OF CERTAIN LOTS IN BELMONT TERRACE ANNEX 1, OF RECORD IN PLAT BOOK 547, PAGE 99, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHEASTERLY MARGIN OF BRIGHTWOOD AVENUE, AT A POINT 45 FEET SOUTHWEST OF THE SOUTHWESTERLY MARGIN OF GALE AVENUE, EXTENDED; THENCE, WITH THE SOUTHEASTERLY MARGIN OF BRIGHTWOOD AVENUE, SOUTHWESTWARDLY 55 FEET, THENCE, SOUTHEASTWARDLY AND PARALLEL WITH THE SOUTHWESTERLY MARGIN OF GALE AVENUE, EXTENDED, 145 FEET, THENCE, SOUTHEASTWARDLY AND PARALLEL WITH THE SOUTHEASTERLY MARGIN OF BRIGHTWOOD AVENUE 55 FEET TO A POINT, 45 FEET SOUTHWEST OF THE SOUTHWESTERLY MARGIN OF GALE AVENUE, EXTENDED; THENCE, NORTHWESTWARDLY, 145 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARGARET H. NICHOLS, BY WARRANTY DEED FROM MARK W. KING AND JOANNE J. KING, HUSBAND AND WIFE, RECORDED AS INSTRUMENT NO. 20040813-0098220, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 2, 2004.

This is
( ) unimproved
(X) improved
property known as 3026 Brightwood AVenue Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 22nd day of March, **2012.**

MARGARET H. NICHOLS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET H. NICHOLS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2012.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212