BILL GARRETT, Davidson County
Trans:T20120026020 DEEDQC
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Fees:12.00 Taxes:0.00

20120410-0030539

Return to
PIONEER TITLE AGENCY, INC.
513 Georgia Avenue
Chattanooga, TN 37403

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Elrod Family Holdings, (NAME)	SAME (NAME)	118-014-55
PO Box 3244 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Duluth GA 30096 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Prepared By
WILLIAM DAVID JONES
ATTORNEY AT LAW
513 Georgia Avenue
CHATTANOOGA, TN 37403

PTA 11-115

QUITCLAIM DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, we, WILLIAM S. ELROD and wife, TERRY R. ELROD, do hereby sell, transfer and convey and quitclaim unto ELROD FAMILY HOLDINGS, LLLP, a Georgia limited partnership, all our right, title, interest and claim in and to the following described real estate located in Davidson County, Tennessee, and being more particularly described as follows:

BEING the South 65 feet of Lot No. Eighty (80) and the North 10 feet of Lot No. Eighty-two (82) on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, in the Register's Office of Davidson County, Tennessee. According to an unregistered copy of a survey thereof made by S. R. Sanford, Jr., Civil Engineer, dated June 9, 1940, said parts of said Lots adjoin and front together 75 feet on the westerly side of The Rainbow Place, formerly Shirley Place, and run back between lines, 187.67 feet on the northerly line of Part of Lot No. 80 and 190.67 feet on the southerly line of part of Lot No. 82, to a dead line in the rear on which they measure 75 feet.

The source of Grantor's interest is found in deed of record in Instrument No. 20080108-0002393, in the Register's Office of Davidson County, Tennessee.

Subject to reservations, requirements, restrictions, limitations, conditions, easements, stipulations, etc. as shown, described or noted on recorded plat.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The grantee herein assumes and agrees to pay all taxes assessed against said real estate for the year 2012.

WITNESS our hands on this the 29 day of March, 2012.

William S. Elrod
WILLIAM S. ELROD

Terry R. Elrod
TERRY R. ELROD

STATE OF Tennessee
COUNTY OF Davidson

On this the 29 day of March, 2012 before me personally appeared WILLIAM S. ELROD and TERRY R. ELROD to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of themselves, acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 01/09/2016

BRAD HARTSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 01/09/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $zero, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William S. Elrod
Affiant

Subscribed and sworn to before me on this the 29 day of March, 2012.

Notary Public

My Commission Expires: 01/09/2016

BRAD HARTSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 01/09/2016