This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW12294

BILL GARRETT, Davidson County
Trans:T20120026433 DEEDQC
Recvd: 04/11/12 13:11 2 pgs
Fees:12.00 Taxes:0.00
20120411-0031038

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **James E. Miller,** do hereby bargain, sell, release, remise, quitclaim and convey unto **James E. Miller and wife, Denise Miller** all my rights, title and interest in and to the following described real estate, to-wit:

Improved Property Known As: 910 Benton Avenue, Nashville, TN 37204

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

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 44 on the Plan of Waverly Place, of record in Book 57, Page 95, Register's Office for said County.

SAID property fronts 50 feet on the northerly margin of Benton Avenue, formerly Arthington Street, and extends back 250 feet on the easterly line and 247 feet, more or less, on the westerly line to the southerly margin of an alley, measuring 50 feet thereon.

BEING the same property conveyed to James E. Miller, by Warranty Deed from William E. Harkey, married, dated 8/16/00 and recorded 8/25/00 in Instrument No. 200008250084084, in the Register's Office of Davidson County, Tennessee.

Initial(s):

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 3rd day of April, 2012.

James E. Miller

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of April, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E. Miller** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 3rd day of April, 2012.

Notary Public

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Tax/Map ID & Parcel:
105-09-0-400.00

New Owners:
James E. Miller and wife, Denise Miller
910 Benton Avenue
Nashville, TN 37204

Send Tax Bills to :
James E. Miller and wife, Denise Miller
910 Benton Avenue
Nashville, TN 37204