Davidson County DEEDQC
Recvd: 04/17/12 16:09 5 pgs
Fees:27.00 Taxes:0.00
20120417-0032880

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
LARRY W. WILCHER 2235 RIDGECREST DRIVE NASHVILLE, TN 37216	LARRY W. WILCHER 2235 RIDGECREST DRIVE NASHVILLE, TN 37216

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA G. WILCHER, an unmarried woman (herein, "Grantor"), whose address is 425b South Main Street, Ashland City, TN 37015, hereby bargains, sells, remises, releases, quit claims and conveys to LARRY W. WILCHER, an unmarried man (herein, "Grantee"), whose address is 2235 Ridgecrest Drive, Nashville, TN 37216, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2235 Ridgecrest Drive, Nashville, TN 37216

WITNESS my hand and seal this 13 day of April, 2012.

PIN NO: 072-08-0-217.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

x Barbara G Wilcher
Barbara G. Wilcher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Barbara G. Wilcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of April, 2012

[Affix Notary Seal]

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claudia Boyett
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

My Commission Expires Nov. 4, 2013

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature x Larry W. Wilcher
Larry W. Wilcher

Subscribed and sworn to under oath before me, this 13 day of April, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013

EXHIBIT A

[Legal Description]

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

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Dalewood, Section II, of record in Book 1835, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 82 feet on the easterly margin of Ridgecrest Drive and Extends back 200 feet to the northerly line and 191.7 feet on the southerly line, to a line in the rear measuring 82.4 feet thereon.

This is improved property known as 2235 Ridgecrest Drive, Nashville, TN 37216.

Subject to all matters shown on the Plan of record in Book 1835, page 6, Register's Office for Davidson County, Tennessee.

Sanitary sewer and/or storm drainage easement of record in Book 4191, page 529, in said Register's Office.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 9901 at Page 737 on December 28, 1995, and re-recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 9924, at Page 309 on January 22, 1996..

PIN NO: 072-08-0-217.00

STREET ADDRESS:

2235 Ridgecrest Drive, Nashville, TN 37216

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

True Copy Certification

I, Nikki Gerardi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Rhode Island

County of Providence

Personally appeared before me, Kristyn J. Perry, a notary public for this county and state, Nikki Gerardi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTYN J PERRY
Notary Public
STATE OF RHODE ISLAND
My Commission Expires 7-3-2013

My Commission Expires: 7/3/2013
Notary' Seal (if on paper)