(1)

BILL GARRETT, Davidson County
Trans:T20120030589 DEEDQC
Recvd: 04/26/12 11:24 2 pgs
Fees:12.00 Taxes:0.00
20120426-0035780

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann, Hubbard & Solomon
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

Address New Owners as Follows:
Gina M. Waits
Richard C. Waits, II
3731 Valley Ridge Drive
Nashville, Tennessee 37211

Send Tax Bills To:
New Owner

Map-Parcel:
Map 132-09
Parcel 078.00

STRAWMAN QUITCLAIM DEED

(This instrument contains two conveyances)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add **Richard C. Waits, II,** to the title of said property and to establish a tenancy by the entirety, **Gina Lynn Moran Tinnell, now Gina M. Waits, Grantor,** does hereby quitclaim and convey her interest unto **J. Carlton Drumwright, Trustee, Grantee,** his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Subdivision of Lots 27,28,36 through 43, and part of Lots 35 and 44, Oak Hill Subdivision No. 1 of record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gina Lynn Tinnell and spouse, John Patrick Tinnell, III by Warranty Deed from James Lee Deckard, unmarried, of record in Book 11161, Page 157, dated October 15, 1998, Register's Office for Davidson County, Tennessee. John Patrick Tinnell, III conveyed his interest in said property by Quitclaim Deed to Gina Lynn Moran Tinnell, of record in Instrument No. 20040521-0059805, dated April 5, 2004, Register's Office for Davidson County, Tennessee. Gina Lynn Moran Tinnell, having since remarried, is now known as Gina M. Waits.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24 day of April, 2012.

Gina M. Waits
Gina M. Waits

And now, I, the said **J. Carlton Drumwright, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Gina M. Waits and husband, Richard C. Waits, II,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24th day of April, 2012.

J. Carlton Drumwright, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gina M. Waits, formerly known as Gina Lynn Moran Tinnell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of April, 2012.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Carlton Drumwright, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of April, 2012.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

X Gina M. Waits
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2012.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY