BILL GARRETT, Davidson County
Trans:T20120039503 DEEDQC
Recvd: 05/30/12 14:02 2 pgs
Fees:12.00 Taxes:0.00
20120530-0046759

Return To:
MH&S Law Firm
1804 William[illegible] Ct. Ste 201
Brentwood, TN 37027
615-377-3819

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
Christopher Adams
Sarah Adams
616 S. 11th Street
Nashville, TN 37206

David Adams
AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me this 12 day of May, 2012.

NOTARY PUBLIC

My Commission Expires: _____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

Map/Parcel: 94-1-12.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **David Adams, a married man,** Grantor, hereby quitclaims and conveys his right, title and interest to the hereinafter described property to **Christopher Adams and wife, Sarah Adams,** Grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Hobson's Addition to Edgefield, as shown on the plat of record in Plat Book 21, page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Adams, a married man, by Warranty Deed, from Christopher Bell and wife, Desiley Bell, of record in Instrument No. 20120111-0002872 Register's Office for Davidson County, Tennessee.

This is improved property known as: **616 S. 11th Street, Nashville, Tennessee 37206**

Said property is conveyed subject to such restrictions, encumbrances, and limitations 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.

This instrument has been prepared based solely upon information provided by the parties,

and without the benefit of a title search.

IN WITNESS WHEREOF, the said party has hereunto set his signature on this the 17, day of May, 2012.

David Adams

*This property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Adams, whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 17 day of May, 2012.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

110863 JM