BILL GARRETT, Davidson County
Trans:T20120048695 DEEDQC
Recvd: 07/02/12 14:48 2 pgs
Fees:12.00 Taxes:0.00
20120702-0058049

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Cheryl Ann Dearing & Ricky Joe Tamplin 3906 Nevada Avenue Nashville, TN 37209	Same as New Owner	09213020600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WE, Cheryl Ann Dearing and Rick Joseph Tamplin, Wife and Husband** (Grantor) by these presents do hereby quitclaim and convey unto , **Cheryl Ann Dearing and Ricky Joe Tamplin, Wife and Husband,** (Grantee) our successors and assigns, all our right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 4, C.C. Paris Subdivision of the West Part of Block 1 of the Realty Savings Bank & Trust Co., as shown on plat of record in Plat Book 421, Page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cheryl Ann Dearing and Rick Joseph Tamplin, Wife and Husband, by Warranty Deed from Joe Herring and Wife, Jane W. Herring, which deed is dated September 28, 2007 and recorded October 2, 2007 in Instrument No. 20071002-0117236, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 3906 Nevada Avenue, Nashville, TN 37209.

***The purpose of this Deed is to correctly reflect the name of Ricky Joe Tamplin, Grantee**

SAID PROPERTY is conveyed subject to such limitations, encumbrances, etc. as may affect the premises, including, but not limited to notes, easements, building setback lines, etc., as may be set forth on the Plan of C. C. Paris Subdivision of the West Part of Block 1 of the Realty Savings Bank & Trust Co., of record in Plat Book 421, Pages 92, Register's Office for Davidson County, Tennessee; subject to Restrictive Covenant for Detached Structure for the issuance of a Gas/Mechanical, Electrical, or Plumbing Permit by the Metropolitan Government of Nashville and Davidson County stating that said detached structure shall not be used as living quarters, for commercial activity, or any use incongruous with the current Zoning Regulations of record in Instrument No. 20020523-0063077, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands this the 28th day of June 2012.

Cheryl Ann Dearing

Rick Joseph Tamplin a/k/a
Ricky Joe Tamplin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named CHERYL ANN DEARING AND RICKY JOE TAMPLIN, WIFE AND HUSBAND, the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 28th day of June, 2012.

My commission expires:
~~3/3/2014~~ 1-9-16



Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 28th DAY OF JUNE, 2012.

Notary Public
My commission expires: 1/9/2016

