BILL GARRETT, Davidson County
Trans:T20120054231 DEEDQC
Recvd: 07/24/12 11:41 2 pgs
Fees:12.00 Taxes:0.00
20120724-0064923

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 15 day of May ,2012, by and between **Misty Molock**, party of the first part, and Heather Tuttle, party of the second part.

WITNESSETH:

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part convey and quitclaim unto the party of the second part, all right, title and interest in and to the following described real estate, located in the Civil District of Davidson County, Tennessee, and being known as Tax Assessor's Map and Parcel # 061-150-024, and being more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 89 feet of Lot No. 46 on the Map of the Subdivision of the Maplewood Home tract of record in Book 421, page 174, in the Register's Office for Davidson County, Tennessee, said northerly part of Lot No. 46 fronts 89 feet on the westerly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Heather R. Tuttle and Misty D. Molock by Deed of Record in instrument number 20100302-0015658, in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Earl D. Suggs by Deed from A. W. McManus and wife, Jane P. McManus, of record in Book 4958, page 919, in the register's Office for Davidson County, Tennessee. Earl D. Suggs died testate on October 27, 1994, and by his Last Will and Testament of record in book 9638, page 701, bequeathed all his property to his brother, Marion E. Suggs with Margaret J. Suggs as surviving devisee. By Disclaimer filed in the Probate Court for Davidson County, Tennessee, of record in Book 9638, page 703, in said Register's Office, both Marion E. Suggs and Margaret J. Suggs disclaimed any and all interest in the real property of Earl D. Suggs, deceased. By Order in the Probate Court for Davidson County, Tennessee, and recorded in Book 9638, page 707, in said Register's Office, said property vested in Gary G. Suggs.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on plan of record in Book 421, page 174, in the Register's Office for Davidson County, Tennessee.
4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4337, page 556, Register's Office for Davidson County.

This Property is also known as improved property located at 3903 Baxter Avenue, Nashville, TN 37216.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature, this the day and date first above written.

*

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Misty Molock, the bargainor, with whom I am personally acquainted and acknowledged that Misty Molock executed the within instrument for the purposes therein contained.

My Commission Expires: 1/9/2016

WITNESS my hand and official seal this 15th day of May, 2012.

NOTARY PUBLIC

RONALD EDWARD DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME & ADDRESS OF PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Heather Tuttle
3903 Baxter Ave
Nashville, Tn 37216

Prepared by:
Tara Swafford
The Swafford Lawfirm
Franklin, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July 20 12

Deputy Register