When recorded, please return to
Realty Title and Escrow Co., Inc.

QUITCLAIM DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2011.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 11-5-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank E. Stratton, III	Magna Bank	09610006000
(NAME)	(NAME)	
3016 Ironwood Dr	6525 Quail Hollow Rd #300	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Memphis TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Dexter Syler, Trustee**, hereinafter called the Grantor(s), have quitclaimed unto **Frank E. Stratton, III and Susan Lynn Stratton**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being all of Lot No. 112, on the plan of Cloverhill, Section No. II, of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Frank E. Stratton, III and Susan Lynn Stratton, tenants in common by Deed from F. E. Stratton, Jr. and wife, Bettie S. Stratton, dated 03/13/1992 and filed for record on 03/27/1992 in Book 8584, Page 450, Register's Office for Davidson County, Tennessee. Dexter Syler being Trustee of the Trust set out in Certification of Trust dated the 16th day of June, 2011 and filed simultaneously herewith, as Instrument # 20120806-0069670

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3016 IRONWOOD Drive, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120057930 DEEDQC
Recvd: 08/06/12 10:52 2 pgs
Fees:12.00 Taxes:0.00

20120806-0069671

File No.: 01288-2243
SMG TN QuitClaim Deed

Witness our hands this 16th day of June, 2012.

Dexter Syler

State of Tennessee
County of Wilson

Personally appeared before me Dexter Syler, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this .

Lissa Groom
Notary Public
My Commission Expires: 11.5.2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122