QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFOMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

Daniel M Waldron
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF JULY, 2012.

Traci Mingledorff
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/2015

TRACI MINGLEDORFF STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Hallmark Title Company, 3027 Highway 31W, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Angela Frazer	Owner	083-13-0-432.00
(NAME)	(NAME)	
1519 Lillian Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANIEL M. WALDRON AND PATRICIA ANN FRAZER, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF MAURINE KIRKPATRICK WALDRON,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **ANGELA FRAZER,** hereinafter called "GRANTEE", his/her successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 and the west 9.7 feet of Lot No. 146 on the Map of the Lindsley Home Place, as of record in Plan Book 2, page 92, of the Chancery Court at Nashville.

Said Lot and said part of said Lot adjoin and front together 59.7 feet on the north side of Lillian Avenue and run back parallel lines 150 feet to an alley.

Being the same property conveyed to Maurine Kirkpatrick Waldron by quitclaim deed from Hugh Carl Waldron dated November 3, 1981 and recorded in Book 5828, page 834, in the Register's Office for Davidson County, Tennessee. The said Maurine Kirkpatrick Waldron died September 30, 1996. The Last Will and Testament of Maurine Kirpatrick Waldron of record as Instrument No. 20120717-0062920, Register's Office for Davidson County, Tennessee, devised said property to Daniel M. Waldron and Patricia Ann Frazer.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property, known as **1519 Lillian Street, Nashville, TN 37206.**

BILL GARRETT, Davidson County
Trans:T20120059329 DEEDQC
Recvd: 08/09/12 15:00 2 pgs
Fees:12.00 Taxes:0.00

20120809-0071294

WITNESS our hands this 26 day of **July, 2012.**

Daniel M. Waldron, devisee under the Last Will and Testament of Maurine Kirkpatrick Waldron

Patricia Ann Frazer, devisee under the Last Will and Testament of Maurine Kirkpatrick Waldron

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Daniel M. Waldron**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 26 day of **July, 2012.**

Notary Public

My Commission Expires: 3/28/15

TRACY MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Patricia Ann Frazer**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 9th day of ~~July~~ August, 2012.

Notary Public

My Commission Expires: 04/06/2015

ANDREW R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY