QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20120064894 DEEDQC
Recvd: 08/29/12 14:40 2 pgs
Fees: 12.00 Taxes: 0.00

20120829-0078168

R-FB-12-132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Charles E. Garrett Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles E. Garrett	First Bank	
(NAME)	(NAME)	
132 Queens Lane	2021 Hamilton Place Blvd., Ste. A	
(ADDRESS)	(ADDRESS)	58-14-62.00
Nashville, TN 37218	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I **RENETA L. ADAMS AS EXECUTRIX FOR THE ESTATE OF CORRINE S. GARRETT AND RENETA L. ADAMS, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **CHARLES E. GARRETT, JR, MARRIED**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, **ANY AND ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE** AS FOLLOWS, TO WIT:

TRACT I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 27, ENCHANTED HILLS, SECTION 10, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 39, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

TRACT II: A TRACT OF LAND IN THE FIRST CONCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 71 ON TAX MAP 58-14, AND BEING MORE PARTICULARLY LOCATED DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN AT THE COMMON REAR CORNER OF LOTS 227 AND 228, ENCHANTED HILLS, SECTION 10, AS OF RECORD IN BOOK 4460, PAGE 39, R.O.D.C., TENNESSEE; THENCE, 1. WITH THE LINE BETWEEN LOTS 227 AND 228 EXTENDED, S69 DEGREES, 00'58"E, 63.34 FEET TO AN IRON PIN SET IN THE CENTER OF PARCEL 71; THENCE, 2. WITH THE CENTER OF PARCEL 71, S2 DEGREES, 18'W, 65.24 FEET TO AN IRON PIN SET; THENCE, 3. N81 DEGREES, 30'57"W, 60.35 FEET TO AN IRON PIN SET, COMMON CORNER OF LOTS 226 AND 227; THENCE, 4. WITH THE EASTERLY LINE OF LOT 227, N2 DEGREES, 18'E, 79.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,328 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO RENETA L. ADAMS A 1/2 INTEREST AND CHARLES E. GARRETT, JR. A 1/2 INTEREST BY THE LAST WILL AND TESTAMENT OF CORRINE S. GARRETT FILED AS DOCKET NO. 12P253 DAVIDSON COUNTY PROBATE COURT. ALSO SEE EXECUTORS DEED FILED JULY 30, 2012 OF RECORD IN INSTRUMENT NO. 20120730-0066616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS QUITCLAIM DEED IS FOR RENETA L. ADAMS TO CONVEY ANY AND ALL INTEREST SHE MAY HAVE IN THE ABOVE REFERENCED PROPERTY. EXECUTOR'S DEED OF RECORD IN INSTRUMENT NO. 20120730-0066616 IN WHICH RENETA L. ADAMS CONVEYED ½ INTEREST TO CHARLES E. GARRETT, JR CONTAINED ERRORS IN THE LEGAL DESCRIPTION. THIS QUITCLAIM DEED IS BEING FILED TO CORRECT THE ½ INTEREST CONVEYANCE AND ALSO TO CONVEY HER REMAINING ½ INTEREST TO CHARLES E. GARRETT, JR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) **unimproved**
(X) **improved**

property known as **132 Queens Lane Nashville, Tennessee 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **23rd** day of **August, 2012.**

The Estate of Corrine S. Garrett

By: _____
Reneta L. Adams, Executrix

_____
Reneta L. Adams

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of August, 2012, before me personally appeared Reneta L. Adams, Executrix of the , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of August, 2012.

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

_____
Notary Public

My Commission Expires: 8-17-2015

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reneta L. Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of August, 2012.

_____
Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212