BILL GARRETT, Davidson County
Trans:T20120065811 DEEDQC
Recvd: 09/04/12 09:12 2 pgs
Fees:12.00 Taxes:0.00

20120904-0079284

Prepared by:
Cain & Associates, PLLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 28TH day of August, 2012.

Notary Public
My commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
James Clary 122 Shival Drive Hendersonville, TN 37075	New Owner	061-10-156.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Clary,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **James Clary and wife, Louisa Clary,** their heirs and assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Maplewood Manor, of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 68 feet on the southerly side of Virginia Avenue and extends back 275 feet 9 inches on the easterly line and 278 feet, more or less, on the westerly line to the northerly line of Lot No. 13, to a rear line measuring 68 feet thereon.

Being the same property conveyed to James Clary by deed from Eric Dalton and wife, Brittany Dalton of record in Instrument Number 201204050029340, in the Register's Office for Davidson County, Tennessee, dated March 30, 2012.

This property is improved property known as 906 Virginia Avenue, Nashville, TN 37216.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hands this 28th day of August, 2012.

James Clary

M. Kristin Selph, Attorney-in-Fact

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **M. Kristin Selph,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **James Clary** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **James Clary.**

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of August, 2012.

Notary Public

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 6-23-14