BILL GARRETT, Davidson County
Trans:T20120070414 DEEDQC
Recvd: 09/18/12 15:52 2 pgs
Fees:12.00 Taxes:0.00
20120918-0084881

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	
Michael & Melinda Nixon 202 Wilsonia Avenue Nashville, TN 37205	New Owner	Map/Parcel No.: 116-2-4

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, WILSONIA, LLC by these presents does hereby quitclaim and convey unto Michael Nixon and wife, Melinda Nixon, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the easterly 66 feet of Lot No. 8 and the westerly 104.1 feet front and 114.5 feet rear of Lot No. 9, Block D on the Plan of Hillwood Estates, Blocks "A" "B" "C" "D" & "E", of record in Book 1835, Pages 59 and 60, Register's Office, for Davidson County, Tennessee.

Said part of Lots No. 8 and 9 adjoin and front together 170.1 feet on the northeasterly margin of Wilsonia Avenue and extends back 212 feet on the southeasterly line and 200 feet on the northwesterly line to a broken line in the rear, measuring 170.4 feet thereon.

Being the same property conveyed to Wilsonia, LLC, a Tennessee limited liability company by Quitclaim Deed from M. Michael Nixon of record in Instrument Number 20080718-0073765, in the Register's Office for Davidson County, Tennessee, dated July 17, 2008.

Being the same property conveyed to M. Michael Nixon, unmarried by Warranty Deed from John H. Trammell and wife, Allison B. Trammell of record in Instrument Number 20080708-0070176, in the Register's Office for Davidson County, Tennessee, dated July 7, 2008.

This is improved property known as 202 Wilsonia Avenue, Nashville, TN 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 14th day of September, 2012.

Affiant

My commission expires: 7-8-13

Notary Public

(Affix Seal)

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 8, 2013

Witness our hand this___day of September, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WILSONIA, LLC

Michael Nixon, Manager/Member

Melinda Nixon, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Nixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager/Member of Wilsonia, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2012.

Notary Public

My Commission Expires: 7-8-13

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melinda Nixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of Wilsonia, LLC, a Tennessee limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2012.

Notary Public

My Commission Expires: January 7, 2013

LOLITA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 7, 2013