THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
cmichel
Genuine Title, LLC
11155 Dolfield Blvd.
Suite 100
Owings Mills, MD 21117
Telephone: 410-356-9363 Fax: 410-356-9773
File No. 12-62626

Purpose of Deed is to remove father from title

BILL GARRETT, Davidson County
Trans:T20120074174 DEEDQC
Recvd: 10/02/12 08:37 3 pgs
Fees:17.00 Taxes:0.00
20121002-0089451

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

1 of 2

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Emily B. Roley and Scott R. Roley, joined by his wife Linda Roley**, hereinafter referred to as "Grantors", do hereby bargain, sell, remise, release, quit claim and convey unto **Emily B. Roley, as Sole Owner, his/her personal representatives and assigns** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 12 on the plan of McCarn Subdivision, of record in Plat Book 2854, Page 121, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 812 McCarn Street, Nashville, TN 37206

BEING the same property conveyed to Emily B. Roley from Emily B. Roley and Scott R. Roley and Linda Roley, by Quitclaim Deed dated August 24, 2012, and being recorded simultaneously among the Land Records of Davidson County, Tennessee.

ALSO BEING the same property conveyed to Emily B. Roley from Bradley N. Smith, by Quitclaim Deed dated November 16, 2010, and recorded on November 16, 2010, as Document No. 20101116-0091744, among the Land Records of Davidson County, Tennessee.

ALSO BEING the same property conveyed to Bradley N. Smith and Emily B. Roley and Scott R. Roley from Mark M. Buchanan and Say Buchanan, correctly known as Fay Buchanan by Warranty Deed dated May 08, 2008, and recorded on May 12, 2008, as Document No. 20080512-0048693, among the Land Records of Davidson County, Tennessee.

Tax ID#: 083-07-0-065.00

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantors by virtue of a quitclaim deed from Bradley N. Smith, dated November 16, 2010, and recorded November 16, 2010, in the Register of Deeds for the County of Davidson, as Document No. 20101116-0091744.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. We do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under us, but not further or otherwise.

WITNESS Grantors' hands this 24th day of August, 2012.

_____ _____ {SEAL}
Witness **Emily B. Roley**

_____ _____ {SEAL}
Witness **Scott R. Roley**

_____ _____ {SEAL}
Witness **Linda Roley**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24 day of August, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared Emily B. Roley and Scott R. Roley and Linda Roley, known to be (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed.

Ann Stathos Davidson County State of Tennessee Notary Public

Notary Public

My Commission expires: 01/07/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

owner

Person or Agency responsible for taxes:
Emily B. Roley
812 McCarn Street
Nashville, TN 37206

Affiant: Emily B. Roley Scott R. Roley Linda Roley

Subscribed and sworn to before me this 24 day of August, 2012.

Notary Public
My Commission expires: 01/07/13