QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120078502 DEEDQC
Recvd: 10/16/12 10:36 2 pgs
Fees:12.00 Taxes:0.00

20121016-0094723

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of October, 2012

Notary Public

MY COMMISSION EXPIRES: 07-21-2013

(AFFIX SEAL)

D. R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawn Sweeney	New Owner	04211004700
(NAME)	(NAME)	
104 Diane Court		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Velma D. Raboine, unmarried**, hereinafter called the Grantor(s), has quitclaimed unto **Shawn Sweeney and wife, Tiffany Sweeney**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being a small triangular strip off the southwesterly side of Lot No. 13 on the Map of Haven Acres, Section 1, as of record in Book 2331, Page 89, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Diane Court, said point being the common front corner of Lot Nos. 12 and 13 on said plan; thence northwesterly with the line between said lots 282.40 feet, more or less, to the common rear corner of said lots 12 and 13; thence northerly with the rear line of said Lot No. 13, 8 feet to a point in said line; thence in a southeasterly direction along a straight line a distance of 285 feet, more or less to the common front corner of Lot Nos. 12 and 13, the point of beginning.

Being the same property conveyed to Aaron J. Raboine and wife, Velma D. Raboine by Deed from D.C. Traylor and wife, Annie Walker Traylor, dated 02/19/1959 and filed for record on 02/19/1959 in Book, 2877, Page 311, Register's Office for Davidson County, Tennessee.
The said Aaron J. Raboine having since deceased on **September 4, 1996**, leaving Velma D. Raboine his sole surviving spouse.

All matters as set forth per Plat Book 2331, Page 89, said Register's Office.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104 Diane Court, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 1st day of October, 2012.

Velma Raboine
Velma D. Raboine

State of
County of

Personally appeared before me Velma D. Raboine, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of October, 2012.

Carolyn S. Eagle
Notary Public
My Commission Expires: 6-21-2016

CAROLYN S. EAGLE
Notary Public
STATE OF TEXAS
My Comm. Exp. June 21, 2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-10688
SMG TN QuitClaim Deed