BILL GARRETT, Davidson County
Trans:T20120098930 DEEDQC
Recvd: 12/27/12 11:30 2 pgs
Fees:12.00 Taxes:0.00
20121227-0119308

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

RECORDER AND ASSESSOR PLEASE NOTE: The sole purpose of the recording of this Quitclaim Deed is to prompt and request that the Davidson County Property Assessor combine the two tax parcels referenced here in to a single tax parcel.

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sadie L. Bales 312 Twin Hills Drive Madison, TN 37115	Same as Owner	34-7-35 AND 34-7-56

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SADIE L. BALES**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **SADIE L. BALES**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

First Tract:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Shepherd Hills, Section VIII, as of record in Book 2854, page 120, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Twin Hills Drive at the corner of Lots 101 and 102; thence with the line between said lots, southwesterly 220 feet to a point; thence southeasterly 192.9 feet to the northerly margin of an unnamed street; thence with the margin of the same northeasterly 195 feet to the beginning of a curve; thence around said curve, northerly 41.03 feet to the margin of Twin Hills Drive; thence with the margin of the same, northwesterly 138.5 feet to the point of beginning.

Second Tract:

A Tract of land in the tenth Civil District of Davidson County, Tennessee, it being the part of the A.J. Coleman tract adjacent to Lots Number 101 and 102 of Shepherd Hills and being as follows:

Beginning on the Southwest corner of Lot Number 101; thence S37 deg, 31W 127.0 feet to a point; thence N46 deg 06'W 364.5 feet to the southwest corner of lot number 102; thence S82 deg 59'E with the southerly line of Lot 102 196.7 feet to the northwest corner of Lot number 101; thence S 45 deg 39'E with the southerly line of Lot 101 192.9 feet to the point of beginning and containing 0.791 acres more or less.

Being the same property conveyed to Billy B. Bales and wife, Sadie L. Bales by Warranty Deed from Helen A. Jones (formerly known as Helen B. Arnold) and husband Randie E. Jones dated May 15, 2000 and recorded on May 19, 2000 of record in Instrument No. 200005180049837.

Billy B. Bales is now deceased, leaving Sadie L. Bales as the surviving Tenant by the Entireties.

This is improved property known as **312 Twin Hills Drive, Madison, Tennessee 37115.**

Witness my hand this 27th day of **December, 2012**:

Sadie L. Bales
Sadie L. Bales

STATE OF TENNESSEE
COUNTY OF Davidson

*deceased

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BILLY B. BALES AND WIFE, SADIE L. BALES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of December, 2012:

Notary Public

My Commission Expires: 3-4-13

DEBBIE TIGNOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Regina B Williams
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2012:

Notary Public

My Commission Expires: 3-4-13

DEBBIE TIGNOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON