BILL GARRETT, Davidson County
Trans:T20120099489 DEEDQC
Recvd: 12/28/12 10:47 3 pgs
Fees:17.00 Taxes:0.00
20121228-0119958

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Warner Place, LLC	**New Owner**	**130-6-68**
c/o Judy S. Wells, Attorney		
7101 Executive Center Drive, #151		
Brentwood, TN 37027		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, John C. Sifford and Dorothy Sifford, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Warner Place, LLC, a Tennessee limited liability company**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A"

BEING the same property conveyed to John C. Sifford and wife, Dorothy Sifford by deed recorded as Instrument #20121227011923 4 Register's Office for Davidson County, Tennessee.

This is improved property known as 4425 Warner Place, Nashville, TN 37205.

This instrument and the interest released and quitclaimed are subject to the Deed of Trust to Pinnacle Bank recorded as Instrument # 20121227011923 5, in the office of the Register of Deeds for Davidson County, Tennessee and such other limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 26th day of December, 2012.

John C. Sifford

Dorothy Sifford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John C. Sifford and Dorothy Sifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of December, 2012.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 26th day of December, 2012.

Notary Public

My commission expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 15 on the Plat of a subdivision of Block "C", Belle Meade Plan No.2, as of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Less the east 30 feet of said Lot No, 15 conveyed to Nelson C. Andrews, et ux, by warranty deed of record in Book 4265, Page 861, Davidson County, Tennessee.

Said parcel fronts 170 feet on the south side of Warner Place and runs back between parallel lines 347.7 feet on the west line and 347.2 feet on the east line, to the North Line of Lot No. 16 in said plan.

And also the following tract or parcel of land in Davidson County, Tennessee, as follows:

Being the easterly or southeasterly half of Lot No. 8 on the Plan of a subdivision of Block "C", Belle Meade Plan No. 2, as of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Less the westerly 50 feet of said half of Lot No. 8 conveyed to George E. Hetzel, et ux, by warranty deed of record in Book 4256, Page 996, as corrected of record in Book 4293, Page 621.

This parcel fronts 50 feet on the southerly side of Warner Place and runs back between parallel lines 347.7 feet, more or less, to the north line of Lot No. 7 on said plan.