BILL GARRETT, Davidson County
Trans:T20130005293 DEEDQC
Recvd: 01/18/13 11:31 2 pgs
Fees:12.00 Taxes:0.00
20130118-0006287

This Instrument Prepared By:
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066
File # 201211030

Please return after recording to
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066
201211030

QUITCLAIM DEED (1)

KNOWN ALL MEN BY THESE PRESENTS, that **Richard M. Miles and Reba H. Miles htta Reba A. Miles, husband and wife**, hereinafter Grantors, of **Davidson County, Tennessee**, for nominal consideration paid, grant and quitclaim to **Richard M. Miles and Reba H. Miles, husband and wife**, hereinafter Grantees, the following real property:

LAND IN THE 31ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE PLAN OF CASTLEGATE, SECTION 1, AS OF RECORD IN BOOK 4460, PAGE 115, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO REBA A. MILES AND RICHARD M. MILES, BY DEED DATED AUGUST 15, 1985, OF RECORD IN BOOK 6632 PAGE 836, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID: MAP/PARCEL 136-14-0-041.00

COMMONLY KNOWN AS: 612 LAKE TERRACE DRIVE, NASHVILLE, TENNESSEE 37217

The real property described above is conveyed subject to, and excepted from, the following: All easements, covenants, conditions and restrictions of record; All legal highways; zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 11th day of January, 2013.

Richard M. Miles

Reba H. Miles htta Reba A. Miles

STATE OF TENNESSEE
COUNTY OF Davidson

Executed before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared **Richard M. Miles and Reba H. Miles htta Reba A. Miles,** known to me to be the persons described in and who executed the above instrument, and they acknowledged before me that they executed the instrument and same was their free act and deed.

In testimony, I have subscribed my name this 11th day of January, 2013.

My Commission Expires Nov. 4, 2013

Notary Public

My Commission Expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS TRANSFER TAX IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409.

STATE OF TENNESSEE
COUNTY OF Davidson

Richard M. Miles, Affiant

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

My Commission Expires Nov. 4, 2013

Notary Public

My Commission Expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:
Richard M. Miles and Reba H. Miles
612 Lake Terrace Drive
Nashville, Tennessee 37217

Mail Tax Bills To:
Richard M. Miles and Reba H. Miles
612 Lake Terrace Drive
Nashville, Tennessee 37217