BILL GARRETT, Davidson County
Trans:T20130006800 DEEDQC
Recvd: 01/24/13 14:02 2 pgs
Fees:12.00 Taxes:0.00
20130124-0007958

# QUIT CLAIM DEED

This instrument prepared by
Marilyn J Wallace (Grantor)
5705 Sonoma Trace
Cane Ridge, TN 37013

Owner:
Name: Terry Wallace
Address: 5705 Sonoma Trace
City/State/Zip: Cane Ridge, TN 37013

SEND TAX BILLS TO:
JPMorgan Chase Bank
PO Box 100564
Florence, SC 292505-0564

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Marilyn J Wallace, a Tennessee individual, has this day bargained and sold, and does hereby transfer and convey unto Terry Wallace (Grantee) her successors and assigns, all her right, title and interest in and to property located in DAVIDSON County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot NO. 289 on the Plan of Final Plat Section Four Oak Highlands, a Planned Unit Development, being the same property conveyed to Terry and Marilyn J Wallace from S&Y Construction Co., recorded by deed as instrument number ~~2005091~~-0104977, 20050901 MW. Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

This conveyance is subject to taxes for the year 2013 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreement, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No's: 173-04A-318

~~This~~ is improved property known as: 5705 Sonoma Trace, Cane Ridge, TN 37013.
TO ~~HAVE AND~~ TO HOLD said real estate, with appurtenances, estate, title and ~~interest belonging~~ to the said grantee, his heirs and ~~assigns forever~~. I covenant ~~that I am~~ lawfully seized and possessed of said real estate in fee simple, have a good ~~right to convey it.~~ I further covenant and bind my heirs and representatives, ~~to warrant~~ and forever defend the title to said ~~real estate~~ to said grantee, his heirs and ~~assigns,~~ against the lawful claims of all persons.

MW

Witness my hand this 24th day of January, 2013.

Marilyn J Wallace

DANIELLE K. SLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of the state and county mentioned, (and proved to me, on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Marilyn J Wallace, the within grantor, and that such Marilyn J Wallace executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Danielle K Blake
Notary Public (Signature)

Operations Manager FTB
Title (Seal)

Danielle K Blake
Printed Name of Notary

my commission expires 11/4/13

DANIELLE K. BLAKE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1.00

Affiant Marilyn J Wallace

Subscribed and sworn to before me, this the 24th day of January, 2013

My Commission Expires:
11/4/13

Danielle K Blake
Notary Public-Register

DANIELLE K. BLAKE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON