THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

BILL GARRETT, Davidson County
Trans:T20130007939 DEEDQC
Recvd: 01/29/13 15:09 2 pgs
Fees:12.00 Taxes:0.00

20130129-0009393

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is -0-.

Affiant
Subscribed and sworn to before me this the 29 day of January, 2013.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
The Family Pet LLC 1525 Beaus Way Madison, TN 37115	Same	115-OC-13.00 CO

For and in Consideration of $10.00 cash in hand, I, Faye Y. Denson, an unmarried woman, by these presents do hereby quitclaim and convey unto The Family Pet LLC, a limited liability company, in the hereinbelow described property their successors and assigns, all my right, title and interest in and to the following described tract of land, situated and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Walton Oaks Subdivision, Section 2, of record in Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Faye Y. Denson by Warranty Deed from StoneMark Homes, LLC of record in Instrument No. 20050112-0004465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the plan of Walton Oaks, Section 2, of record in Instrument No. 20031208-0175784, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage contained in Instrument of record in Book 4129, page 903, said Register's Office. Subject to a 20 foot public utility and drainage easement adjacent to street right-of-ways, said Register's Office. Restrictions contained in Instrument of record in Instrument No. 20010927-0104591, said Register's Office. Stormwater Detention Pond of record in Instrument 20010110110937. All easements, restrictions and other matters of record in said Register's Office.

Said property is conveyed subject to such limitation, restrictions, and encumbrances as my affect the premises.

This is improved property known as: 1525 Beaus Way, Madison, TN 37115.

Witness my hand this the 7 day of JANUARY, 2013.

Faye Y. Denson

Faye Y. Denson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Faye Y. Denson, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of January, 2013.

My Commission Expires:

11-5-14

Elaine P. Griggs

Notary Public

ELAINE P. GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

Faye Y. Denson
Quitclaim Deed
Documents