BILL GARRETT, Davidson County
Trans:T20130011024 DEEDQC
Recvd: 02/08/13 12:24 2 pgs
Fees:12.00 Taxes:0.00
20130208-0013320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Robert T. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8 DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 2014

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION PROVIDED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JESSIE MARIE SIMMONS	**SAME**	**091-05-0-011.00**
(NAME)	(NAME)	
760 CROLEY DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ROBERT T. SIMMONS, SURVIVING TENANT BY THE ENTIRETY, UNMARRIED, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **JESSIE MARIE SIMMONS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Moss Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for said County.

Beginning at a point in the southerly margin of James Avenue at the corner of Lots Nos. 9 and 10; thence with the line between said lots, southwardly 111.5 feet to a point; thence westwardly 118.9 feet to a point in the easterly margin of Croley Drive; thence with the margin of said Croley Drive northwardly 45 feet to a concrete monument; thence around a curve in a northeasterly direction 23.7 feet to a concrete monument in the southerly margin of James Avenue; thence with the southerly margin of said Avenue, eastwardly 69.69 feet to the point of beginning.

Being the same property conveyed to Robert T. Simmons and wife, Marjorie L. Simmons from James Thomas Hizer and wife, Jean Carolyn Hizer by deed dated January 8, 1969 of record in Book 4299, page 412, Register's Office for Davidson County, Tennessee. The said Marjorie L. Simmons having since died on December 20, 1989.

This is the same legal description as the prior deed.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **760 CROLEY DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8 day of **February, 2013.**

Robert T. Simmons

ROBERT T. SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert T. Simmons,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of February, 2013.

My Commission Expires: July 7, 2014

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public