QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ .00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February 20 13
Deputy Register

G-CU-12-1120

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC 2012 21st Ave. South Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phyllis Nelson	**Phyllis Nelson**	
(NAME)	(NAME)	
1120 Dawnwood Drive	**1120 Dawnwood Drive**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Old Hickory, TN 37138**	**63-16-B-195.00 CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I **Derrick Waldin** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Phyllis Nelson** , HEREINAFTER CALLED THE GRANTEE , THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 277 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT) AS OF RECORD IN PLAT BOOK 6900, PAGE 550 THROUGH 552, CORRECTED IN BOOK 7462, PAGE 445, BOOK 8110, PAGE 401 AND BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PHYLLIS NELSON, MARRIED BY WARRANTY DEED FROM NICOLE R. WOODSON, MARRIED, RECORDED ON THE 4TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040304-0024543, RE-RECORDED AT INSTRUMENT NO. 20050121-0008051, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

property known as **1120 Dawnwood Drive Old Hickory, Tennessee 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130011982 DEEDQC
Recvd: 02/12/13 11:03 2 pgs
Fees:12.00 Taxes:0.00
20130212-0014319

Witness my/our hand (s) this the 17 day of Dec., 2012.

Derrick Waldin

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 17th day of December, 2012.

Emily Myers
Notary Public

My Commission Expires: November 3, 2015

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY