Davidson County DEEDQC
Recvd: 02/14/13 15:38 3 pgs
Fees:17.00 Taxes:0.00
20130214-0015336

THIS INSTRUMENT PREPARED BY: *Yvette L. Meldrum, Attorney at Law* **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information Furnished by the parties. 2012-1251	*STATE OF TENNESSEE]* *COUNTY OF ~~WILLIAMSON]~~ Davidson* *The actual consideration or value, whichever is greater, for this transfer is $-0-* *Affiant* *Notary Public* *My commission expires:* My Commission Expires 11/15/15

DEBBIE MARLIN NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

Name and Address of New Owner: Haley + Kerr Builders, LLC 432 Lynnwood Blvd Nashville, TN 37205-3435	
Send Tax Bills To: Owner	
Street Address of Subject Property: 433 Westview Avenue Nashville, TN, 37205	**Parcel ID:** 116-15-0-017.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephen R. Kerr**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Haley + Kerr Builders, LLC,** hereinafter called "**GRANTEES,**" its successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land located in the 23rd Council District of Nashville, Davidson County, Tennessee, in the City of Belle Meade on the westerly margin of Westview Avenue, 200 feet north of Glen Eden Drive, said land being Lot 4, Block 6 and the northerly part of Lot 3, Block 6, on the plan of Resubdivision of part of Royal Oaks Subdivision of record in Book 974, pages 4 and 5, described more particularly according to a boundary survey dated July 30, 2012, by Campbell, McRae & Associates, Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, John Hood TN R.L.S. #1838, as follows:

Beginning at an iron rod (old) on the westerly margin of Westview Avenue (60 foot wide r.o.w.), said rod being the northeast corner of the Bailey F. Clay, Jr. Tr. Land of record in Instrument No. 20110114-0004166 Register's Office for Davidson County, Tennessee, and being the common front corner of Lots 3 and 4, Block 6 on the plan of Resubdivision of Royal Oaks Subdivision of record in Book 974, pages 4 and 5, R.O.D.C.TN., which is located N 08 deg. 18' 10" E 200.0 feet from an iron rod (old) at the northwest intersection of said Westview Avenue and Glen Eden Drive; thence leaving said westerly margin with said Clay, severing said Lot 3, Block 6, N 69

deg. 51' 38" W 242.87 feet to an iron rod (old) in the easterly line of Lot 2, Block 6 of said Resubdivision of Royal Oaks owned by Dale H. and Brenda J. Nichols of record in Instrument No. 20040831-0105235 R.O.D.C., TN., thence with said Nichols N 08 deg. 48' 53" E, passing the original common rear corner of said Lots 3 and 4, Block 6 at 25 feet for a total distance of 124.95 feet to an iron rod (old) in the southerly line of Lot 5, Block 6 of said Royal Resubdivision at the northwest corner of said Lot 4, Block 6, which is the southwest corner of the Frances B. Spradley land of record in Instrument No. 20031014-0152187 R.O.D.C., TN., thence leaving said Nichols with Spradley and the line between said Lots 4 and 5, Block 6 S 81 deg. 48' 38" E 237.34 feet to an iron rod (old) in said westerly margin of Westview Avenue; thence with said westerly margin S 08 deg. 32' 53" W 175.23 feet to the point of beginning the described tract of land containing 35,671.93 square feet or 0.82 acres more or less according to the boundary survey dated July 30, 2012 by Campbell, McRae & Associates, Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, John Hood TN R.L.S. #1838.

Being the same property conveyed to Stephen R. Kerr by Deed from Thomas and Mamie Houser Charitable Foundation, a Tennessee not for profit corporation of record at Instrument No. 20120921-0086024, Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on September 21, 2012.

Being a portion of the same property conveyed to Thomas B. Houser and wife, Mamie S. Houser by Deed from Royal Oaks Land Company, recorded in Book 1217, page 396, Register's Office for Davidson County, Tennessee, dated April 23, 1946. Less and Except that portion of Lot No. 3 conveyed to Charles F. Zehnder, Jr. and wife, Catherine Patterson Zehnder by Warranty Deed recorded in Book 1537, page 517, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Thomas B. Houser and wife, Mamie S. Houser by Warranty Deed from Sidney Tompkins, Jr. and wife, Jane Mason Tompkins recorded in Book 1538, page 177, Register's Office for Davidson County, Tennessee, dated October 28, 1947. Mamie S. Houser died April 11, 2011. Thomas B. Houser died November 13, 2011, Muniment of Title executed through Probate Docket No. 12P-265, Seventh Circuit Court for Davidson County, Tennessee vested title in Houser Revocable Living Trust, dated July 8, 2003. Being the same property conveyed to Thomas and Marie Houser Charitable Foundation by Quitclaim Deed from Houser Revocable Living Trust, dated July 8, 2003, recorded as Instrument No. 20120306-0019675, in the Register's Office for Davidson County, Tennessee and any interest to a triangular shaped part of subject property being conveyed to Thomas and Marie Houser Charitable Foundation by Quitclaim Deed from Houser Revocable Living Trust, dated July 8, 2003, recorded as Instrument No. 20120921-0086023, dated September 20, 2012, Register's Office for Davidson County, Tennessee.

Said property is not now, nor has it even been the Grantor's primary residence.

WITNESS my hand this 5th day of February, 2013.

Grantor – Stephen R. Kerr

STATE OF TENNESSEE]
COUNTY OF ~~WILLIAMSON~~] Davidson

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

WITNESS my hand and seal at office, the day and year first above written.

Debbie Marlin

My Commission Expires ~~11/15/13~~ **NOTARY PUBLIC**

My commission expires:_____

DEBBIE MARLIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2013