BILL OHRELL, Davidson County
Trans:T20130014449 DEEDQC
Recvd: 02/21/13 09:00 2 pgs
Fees:12.00 Taxes:0.00

20130221-0017274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NEW OWNERS:
C. Daniel Hizer
204 Clipper Ct.
Nashville, TN 37011

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

AFFIANT

Sworn to and subscribed before me this 20th day of Feb, 2013

Notary Public My Commission expires 5/30/16

CONNIE SMITH
Notary Public At Large
ROBERTSON COUNTY, TN

Send Tax Notices To:
SAME

Map-Parcel Number(s)
148/15/0/218.00

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and the sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quit-claim Deed to the Grantees herein, the property herein described, **WE, CLEM D. HIZER and wife, DONNA E. HIZER** does hereby convey to **CLEM DANIEL HIZER, JR. and wife JILL A. HIZER, *as tenants by the entirety***, their heirs and assigns forever, all of our right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

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. 24** on the plan of **Section 6, Apache Hills,** of record in Book 5200, page 173, Register's Office for said County.

SAID Lot No. 24 fronts 64.0 feet on the southeasterly margin of Clipper Court and extends back 127.06 feet on the northeasterly line and 127.52 feet on the southwesterly line to a line in the rear, measuring 64.0 feet thereon.

Being the same property as conveyed to Clem D. Hizer and wife, Donna E. Hizer by Warranty Deed from W. L. Bainbridge, Inc. dated October 10, 1980, recorded October 31, 1980 in Book 5672, pages 714-716, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Easements, building setback lines and certain restrictions as may appear on the Plat of Section 6, Apache Hills recorded June 13, 1979 in Plat Book 5200, page 535, Register's Office for Davidson County, Tennessee

SUBJECT TO: Restrictive covenants of record in Book 5449, page 535, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the property described herein but

excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

And now, Clem D. Hizer and wife, Donna E. Hizer for the expressed purpose conveying all our right title and interest to **CLEM DANIEL HIZER, JR. and wife, JILL A. HIZER, as tenants by the entirety,** and their heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out in above..

IN WITNESS WHEREOF, the said **Clem D. Hizer and wife, Donna E. Hizer** do hereby set their signature(s) on the 20th day of Feb, 2013

CLEM D. HIZER

DONNA E. HIZER

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Clem D. Hizer and wife, Donna E. Hizer the bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 20th day of Feb, 2013

My commission expires 5/30/16

NOTARY PUBLIC

CONNIE S. SMITH
Notary Public At Large
ROBERTSON COUNTY, TN

The street address of the herein described property is believed to be 204 Clipper Court, Nashville, TN 37211 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Prepared by: Real Estate Title Services 4741 Trousdale Dr., Ste. 4, Nashville, TN 37220