QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2013

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeanne E. Caudill	NEW OWNER	Map 95-7
2309 Deerwood Drive		Group
Nashville, TN 37214		Parcel 55

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Herbert C. Caudill, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jeanne E. Caudill , married

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that 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. 195 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for Davidson County, and described as follows:

Beginning at a point in the southerly margin of Deerwood Road, the common corner of Lots 195 and 196; thence with the line between said lots, southwardly 203.4 feet to a point in the northerly line of Lot No. 208; thence with the line of Lots 208 and 209, westerly 128.1 feet to a point in the easterly margin of Woodberry Drive; thence with the margin of said Drive, northwardly 186.5 feet to the beginning of a curve; thence with said curve, northeasterly 36.6 feet to a point in the southerly margin of Deerwood Road, thence with the margin of said Road, easterly 70.9 feet to the beginning.

BEING the same property conveyed to Herbert C. Caudill and Jeanne E. Caudill by deed from Linda Jeanette Roberts, of record in Book 9953, Page 942, dated February 6, 1996, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2309 Deerwood Dr., Nashville, TN 37204

Wherever 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 ___ day of February, 2013.

Herbert C. Caudill

STATE OF KENTUCKY
COUNTY OF Letcher

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert C. Caudill, 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 13th day of February, 2013.

My Commission Expires: 1-3-16

Notary Public

RICHARD L. CAUDILL
NOTARY PUBLIC
STATE AT LARGE, KY.

BILL GARRETT, Davidson County
Trans:T20130014547 DEEDQC
Recvd: 02/21/13 10:33 1 pgs
Fees:12.00 Taxes:0.00

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