BILL GARRETT, Davidson County
Trans:T20130018551 DEEDQC
Recvd: 03/06/13 15:09 2 pgs
Fees:12.00 Taxes:0.00
20130306-0022543

This Instrument was Prepared By:
Melissa Anderson, Attorney
Velez & Cruz, PLLC.
4005 Travis Drive
Nashville, TN 37211
(615) 833-7891

QUITCLAIM DEED

Address of New Owner As:	MAP/ PARCEL	Send Tax Bills To:
Marcus Gardner	147-16-018100	Marcus Gardner
353 Fairlane Drive		353 Fairlane Drive
Nashville, TN 37209		Nashville, TN 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, whichever is greater, for this transfer is $-0-

Sheirlet Gardner
Sheirlet Gardner

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 13 DAY OF MARCH 2013.

Melissa Anderson
Notary Public

My Commission expires: 6-14-16

MELISSA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

KNOW ALL PERSONS BY THESE PRESENTS that Sheirlet Gardner, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey unto Marcus Gardner, his heirs and assigns, all her right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 231 on the Map of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.
Said Lot No. 231 fronts 100 feet on the south side of Fairlane Drive, and runs back 119 feet on the east line and 197 feet on the west line, to a dead line in the rear on which it measures 126.8 feet.
Being the same property conveyed to Marcus Gardner by deed of record in Book 9030, Page 758, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 1ST of March, 2013.

Sheirlet Gardner

Sheirlet Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheirlet Gardner** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 1st day of March, 2013.

Melissa Anderson

Notary Public

My Commission expires: 6-14-2016

MELISSA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY