PICK-UP

BILL GARRETT, Davidson County
Trans:T20130019094 DEEDQC
Recvd: 03/08/13 10:38 3 pgs
Fees:17.00 Taxes:0.00
20130308-0023253

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Phillip Morgan, Affiant
Subscribed and sworn before me this the
8 Day of March, 2013.
Brenda Weis, Deputy Register

Recording requested by: _____
When recorded, mail to:
Name: _____
Address: _____
City/State/Zip: _____

Space above reserved for use by Recorder's Office
Document prepared by:
Name Phillip O Morgan JR
Address 3816 Eckhart DR.
City/State/Zip Nashville TN 37211

Property Tax Parcel/Account Number: 133120273 00

Quitclaim Deed

This Quitclaim Deed is made on September 22, 2012, between Karen R. Morgan, Grantor, of 141 Neese Drive Apt. DD-550, City of Nashville, State of Tennessee 37211 and Phillip O Morgan JR, Grantee, of 3816 Eckhart DR, City of Nashville, State of Tennessee 37211.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3816 Eckhart Drive, City of Nashville, State of Tennessee 37211:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2012 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 9/22/12

Signature of Grantor

Karen R. Morgan
Name of Grantor

Signature of Witness #1

Joshua Rosales
Printed Name of Witness #1

Signature of Witness #2

STEVEN McCarth
Printed Name of Witness #2

State of Tennessee County of Davidson

On September 22, 2012, the Grantor, Karen R. Morgan,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

SCOTT WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: August 23, 2016 Seal

Send all tax statements to Grantee.

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 90, Revision of Lots 80-93, Section Four on the Plan of Greenwood Hills of record in Plat Book 4955, page 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Phillip O. Morgan Jr.and wife, Karen R. Morgan from Phillip O. Morgan, Jr., married, by Quitclaim Deed dated March 26, 2004 and recorded 04/05/04, in Instrument # 20040405-0038040, Register's Office for Davidson County.

This conveyance is subject to Easement of record in Book 8563, page 974; Restrictions of record in Book 5098, page 743; Book 5871, page 118; and Book 5893, page 182; and all matters of record on plat in Plat Book 4955, page 88, Register's Office for Davidson County.