BILL GARRETT, Davidson County
Trans:T20130024823 DEEDQC
Recvd: 03/27/13 12:56 2 pgs
Fees:12.00 Taxes:0.00

20130327-0030055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 OF March 2013

Notary Public

MY COMMISSION EXPIRES: 3/2/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY REED GAYER, JR.	**SAME**	**108-07-0B-067.00 CO**
(NAME) **501 BEECH BROOK COURT**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TIMOTHY REED GAYER, JR. AND THOMAS ROBERT GAYER, BEING THE SOLE HEIRS AT LAW OF TIMOTHY REED GAYER, SR. AND TIMOTHY REED GAYER, JR., AS EXECUTOR OF THE ESTATE OF TIMOTHY REED GAYER, SR., FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **TIMOTHY REED GAYER, JR.**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, 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. 67, Building F, as shown on Exhibit A2 of the Master Deed of record in Plat Book 6549, page 475 and clarified in Book 6561, page 141,Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy R. Gayer, Sr., an unmarried man, from Lorraine M. White-Looney and Guy Looney, wife and husband, by deed dated July 24, 2007 of record in Instrument No. 20070727-0089256, Register's Office for Davidson County, Tennessee. The said Timothy R. Gayer, Sr., a/k/a Timothy Reed Gayer, Sr., has since died October 7, 2011. The sole heirs at law of Timothy Reed Gayer, Sr. are Timothy Reed Gayer, Jr. and Thomas Robert Gayer. See Probate of the Estate of Timothy Reed Gayer, Sr., Probate Docket No. 11P-1735 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to easements, restrictions and conditions as setout in the Master Deed of record in Deed Book 6549, page 475 and in Deed Book 6561, page 141; Charter of Homeowner's Association of record in Book 6546, page 947; Cable Easement of record in Deed Book 6587, page 207 and Deed Book 10262, page 46; Water Easement of record in Deed Book 7097, page 120 and any and all other easements, conditions, and restrictions which may affect said property in the Register's Office of Davidson County, Tennessee. This legal description is the same as appears on the previous deed of record.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

Unimproved ( )
This is improved(X) property known as **151 NORTH TIMBER DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 our hands this 26th day of March, 2013.

TIMOTHY REED GAYER, JR.

TIMOTHY REED GAYER, JR. , as Executor of the Estate of Timothy Reed Gayer, Sr.

THOMAS ROBERT GAYER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Timothy Reed Gayer, Jr, Individually and as Executor of the Estate of Timothy Reed Gayer, Sr.,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of March, 2013.

My Commission Expires: July 7, 2014

ROBERT B. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF COLORADO
COUNTY OF Eagle

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas Robert Gayer,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of March, 2013.

My Commission Expires: 04/08/2014

CATHERINE CARTER NOTARY PUBLIC STATE OF COLORADO

Notary Public