PREPARED BY:
Barbara Ellen Clarkson
1124 Evergreen Trail
Dandridge, TN 37725

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Barbara Ellen Clarkson
1124 Evergreen Trail
Dandridge, TN 37725

MAIL TAX STATEMENTS TO:
JAMEY LEEee Chaffin
1230 Bell Grimes Lane
Nashville, TN 37725

BILL GARRETT, Davidson County
Trans:T20130025350 DEEDQC
Recvd: 03/28/13 14:34 3 pgs
Fees:17.00 Taxes:0.00
20130328-0030808

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 18th day of March, 2013, between the Jay Dee Clarkson, whose address is 1124 Evergreen Trail, Dandridge, Tennessee 37725, and Barbara Ellen Clarkson, whose address is 1124 Evergreen Trail, Dandridge, Tennessee 37725, a married couple hereinafter referred to as the GRANTORS, and Jamey Lee Chaffin, a married person whose address is 1230 Bell Grimes Lane, Nashville, Tennessee 37207, hereinafter referred to as the GRANTEE.

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby remise, release and forever quitclaim to Jamey Lee Chaffin, the individual grantee, all right, title and interest of Grantors in and to the following real estate the property located in Davidson County, Tennessee, described as:

BEING TRACK 6 OF THE R.R. MINCY LAND, BEING A RESUBDIVISION OF PART OF LOT NO. 3 OF THE K.J. MORRIS LANDS OF RECORD BOOK 57, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY WM. BEING TRACK 6 OF THE R.R. MINCY LAND, BEING A RESUBDIVISION OF PART OF LOT NO. 3 OF THE K.J. MORRIS LANDS OF RECORD BOOK 57, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, DATED JUNE 2, 1959, AS FOLLOWS,BEGINNING AT A POINT AN IRON STAKE IN THE NORTHERLY MARGIN OF BELL GRIMES LANE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO W.E. BATEY AND WIFE BY DEED FROM HENRY T. BEASLEY, JR. AND WIFE, OF RECORD IN BOOK 2904, PAGE 45, SAID REGISTER'S OFFICE, THENCE WITH THE MARGIN OF SAID LANE NORTH 86 DEG. 04' WEST 65 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 202.35 FEET TO A POINT, THENCE SOUTH 83 DEG. O6' EAST 47.40 FEET TO AN IRON STAKE, THENCE SOUTH 1 DEG. 18' EAST 202.67 FEET TO THE BEGINNING.

Prior instrument reference: SPECIAL/LIMITED WARRANTY DEED, Volume/Book 20110531, Page 0041309, Document No. Special Warranty Deed, of the Recorder of Davidson, Tennessee, recorded Tuesday, May 31, 2011.

The Grantee of the property may not re-sell, record an additional conveyance, document, or otherwise transfer title to the Property to anyone except her living children following the Grantor's execution of this Deed.

This is improved property known as 1230 Bell Grimes Lane, Nashville TN 37207

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record. The Grantors hereby covenant with the Grantee that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title against Grantors' acts and none other unto the Grantee, and/or Grantee's children against all lawful claims whatsoever.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, JAMEY LEE CHAFFIN ~~and/or~~ her living children forever. JLC

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantors and Grantee that Grantors make no representations, covenants, or warranty of any kind whatsoever. By this instrument, the parties intend that Grantors release to Grantee whatever interest Grantors may have in the above property. IT IS FURTHER NOTED that upon the death of both Grantors, the Grantee, JAMEY LEE Chaffin may obtain the ORIGINAL SPECIAL/WARRANTY DEED and TITLE POLICY that exists in the names of the Grantors from their estate papers for her own records. IT IS ALSO NOTED that Jamey Lee Chaffin will be excluded from any other inheritance in either GRANTOR'S LAST WILL AND TESTAMENT, as the Quitclaim Deed to this property will be considered her FULL AND TOTAL INHERITANCE from the Grantors who are also her grandparents on her mother's side.

Parcel ID Number: 04107002500

IN TESTIMONY WHEREOF We have hereunto set our hands this 18th day of March, 2013.

Jay Dee Clarkson, Grantor

Barbara Ellen Clarkson, Grantor

State of TENNESSEE, County of Jefferson.

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jay Dee Clarkson, and Barbara Ellen Clarkson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the persons within named and that he and she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 18th day of March, 2013.

Adriane Bunch
Notary Public

ADRIANE BUNCH NOTARY PUBLIC STATE OF TENNESSEE JEFFERSON COUNTY

My Commission expires 10-21-15.

IN TESTIMONY WHEREOF I have hereunto set my hand this

_____ day of _____, 2013.

Jamey Lee Chaffin

Jamey Lee Chaffin, Grantee

State of TENNESSEE, County of Davidson.

Before me, the undersigned Notary Public in and for the County and State aforesaid,

personally appeared Jamey Lee Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 22nd day of March, 2013.

Kellie M. Simmons

Notary Public

My Commission expires May 5, 2015.

KELLIE M. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10.00
Jamey L. Chaffin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28th DAY OF MARCH 2013
Deputy Register