BOX #14
G#24860-2

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130029156 DEEDQC
Recvd: 04/10/13 10:25 2 pgs
Fees:12.00 Taxes:0.00
20130410-0035426

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $-0-.

Cynthia Ezell Herndon
Affiant

Subscribed and sworn to before me, this the 9th day of April, 2013.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cynthia Ezell Herndon	**"New Owner"**	**10411017000**
4115 Dorman Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Landmark Realty Services Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Cynthia Ezell Herndon, married

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 1 on the Final Plat of 24th @ Fairfax, as of record in Instrument No. 20121008-0092069, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Landmark Realty Services Corporation, by Warranty Deed dated May 31, 2012, from Reba D. Ferguson, Successor Trustee of the Glenn A. Ferguson Revocable Living Trust, of record in Instrument No. 20120601-0047506, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20121008-0092069, Register's Office for Davidson County, Tennessee;

2) Subject to all notes and matters shown on the plan of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been assumed by the Grantee herein and subsequent years, not yet due and payable.

This is unimproved property, known as: **2403 Fairfax Avenue, Nashville, TN 37212**.

Witness its hand by its duly authorized officer this **9th** day of **April, 2013.**

Landmark Realty Services Corporation, a Tennessee corporation

By: _____
Steven D. Ezell, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Steven D. Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Landmark Realty Services Corporation, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **April, 2013.**

My Commission Expires: 2/13/17

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY