BILL GARRETT, Davidson County
Trans:T20130031331 DEEDQC
Recvd: 04/17/13 08:15 1 pgs
Fees:12.00 Taxes:0.00
20130417-0038036

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF April 2013

Notary Public
(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
Elizabeth A. Garrett, Attorney, 214 Second Avenue, North, Suite 103, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lesly S. Tyson	Lesly S. Tyson	11611006200
(NAME) 330 Lynnwood Boulevard	(NAME) 330 Lynnwood Boulevard	11611011600
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Nashville, Tennessee 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BENJAMIN J. TYSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LESLY S. TYSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Howard Subdivision, recorded as Instrument No. 20060517-0057821, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Map & Parcel No. 1161106200.

Being the same property conveyed to Lesly S. Tyson and husband Benjamin J. Tyson by Warranty Deed from Michael J. McCoy and Nancy R. McCoy recorded June 14, 2011 in Instrument No. 20110614-0045472, in the Register's Office of Davidson County, Tennessee.

Tract II:
Unimproved property on Pendleton Avenue in Davidson County, Tennessee known as Parcel 116 on Metro Tax Map 116-11.

Map & Parcel No. 11611011600.

Being the same property conveyed to Lesly S. Tyson and husband Benjamin J. Tyson by Warranty Deed from Michael J. McCoy and Nancy R. McCoy recorded August 8, 2006 in Instrument No. 20110614-0045472, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved X unimproved property, known as 330 Lynnwood Boulevard, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 this 12th day of April, 2013.

Benjamin J. Tyson

STATE OF TENNESSEE:
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a notary public in and for said State and County, Benjamin J. Tyson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained as her own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 12th day of April 2013.

Notary Public

CHRISTY A. TRAMMELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY