Return to: John T. Cook, P.C. Box 14 File 24850-8

QUIT CLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130034470 DEEDQC
Recvd: 04/26/13 10:48 2 pgs
Fees:12.00 Taxes:0.00
20130426-0041701

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

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 17th DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Daniel		
(NAME)	(NAME)	
512 Waycross Drive	New Owner	105-16-28
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **MICHAEL DANIEL**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON DANIEL AND BEN DANIEL**, 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Russwurm Heights, Section II, as of record in Book 2083, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 60 feet on the west side of Waycross Drive, and runs back 166.6 feet on the north line and 220.3 feet on the south line, to a dead line in the rear measuring 104.5 feet.

Being the same property conveyed to Mary J. Linville and T.P. Linville by deed of record in Book 4426, Page 996, Register's Office for Davidson County, Tennessee. Mary J. Linville died intestate vesting her interest in her heirs at law, T.P. Linville and Paul E. Ryman. T.P. Linville died and his will devised his interest to James Linville. Said will was admitted to Probate for Muniment of Title in the Davidson County Probate Court under Docket No. 98081. Paul E. Ryman (and wife, Sandra Ryman to convey any marital interest) conveyed his interest to James Linville and wife, Elizabeth Ann Linville by quitclaim deed of record in Book 8981, page 869, said register's office. James Linville died intestate vesting his interest in Elizabeth Ann Linville, Jimmie Troy Linville, Sharland Stergis and Patricia Daniel, his heirs at law. Patricia Daniel passed away vesting her interest in her husband, Michael Daniel and her children Jason Daniel and Ben Daniel. See Affidavit of heirship of record in Instrument No. 20130426-0041700, said register's office.

Subject to all matters of record that may affect the premises.

unimproved ☐

This is improved ☒ property, known as 512 Waycross Drive, Nashville, TN 37211

(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 our hands this 17th day of April, 2013.

MICHAEL DANIEL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Daniel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2013.

Commission expires: 11/3/15

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE