File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/29/13 15:12 2 pgs
Fees:12.00 Taxes:0.00
20130429-0042582

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 26th day of April, 202013.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hite	Same	13307005200
(NAME) 210 Wheeler Ave	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Eric Sox

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert S. Hite,

HEREINAFTER CALLED THE GRANTEE(S), 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 the Western portion of Lot Number 39 and the Eastern Portion of Lot Number 38 in the Plan of Hinchey Petway as of record in Minute Book I, Page 442, in the Chancery Court of Nashville, Tennessee, and described as follows:

Beginning in the center of Wheeler Avenue at a point 210 feet 7 inches Westwardly from the Southeast corner of Lot Number 39 in the aforesaid plan of Hinchey Petway, being the Southwest corner of the property of T.W. Bratton and running thence along the center of Wheeler Avenue, a distance of 210 feet 7 inches to a point in the center of Wheeler Avenue; thence Northwardly along a line parallel to and 8 feet 8 inches West of the dividing line between Lot Numbers 39 and 38 of the aforesaid plan, a distance of 1034.22 feet to the North line of Lot Number 38; thence Eastwardly along the North line of Lot Numbers 38 and 39, a distance of 210 feet 7 inches to a point 210 feet 7 inches West of the Northeast corner of Lot Number 39; thence Southwardly parallel to the East line of Lot Number 39 along the West line of the Bratton Property, a distance of 1034.22 feet to the center of Wheeler Avenue, the point of beginning, containing 5 acres, more or less.

Included in the above described property but expressly excluded therefrom are two tract of land which have been previously conveyed by Earnest B Keith, et ex as follows:

Tract I: Land in the 6th formerly the 9th Civil District of said County, being part of Lot Number 39 on the Plan of Hinchey Petway Property, as of record in Minute Book I, Page 442, Chancery Court at Nashville, described as follows:
Beginning in the center of Wheeler Avenue at a point 210 feet 7 inches West of the Southeast corner of said Lot Number 39, being the Southwest corner of the property conveyed to T.W. Bratton and wife by deed from J.D. Quarles and wife, of record in Book 609, Page 280, Register's Office for said county; thence with the center of said avenue Westwardly 100 feet; thence at right angles Northwardly 200 feet; thence at right angles Eastwardly 100 feet to the Westerly line of said Bratton Property; thence with said line Southwardly 200 feet to the beginning.

Tract II: Land in Davidson County, Tennessee, being Part of Lot Numbers 38 and 39 on the Plan of Hinchey Petway Property of record in Minute Book I, Page 442 Chancery Court at Nashville described as follows:

Beginning at the Northeast Corner of the property conveyed to Martha W. Pulley by deed from Ernest V Keith and wife of record in Book 1281, Page 695, Register's Office for said county, thence Northwardly 834.22 feet to the North line of Lot Number 39, thence with the North line of Lot Number 38 and 39 Westwardly 210 feet 7 inches, thence Southwardly 834.22 feet to a point 200 feet North of the Center of Wheeler Avenue; thence Eastwardly 210 feet 7 inches to the beginning.

Being the same property conveyed to Eric Sox by deed from Wilson & Associates PLLC, of record in

Instrument Number, 20130429-0042510 Register's Office for said County.

This is investment property only and has never been the residence of the grantor at any time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 210 Wheeler Ave 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 My hands this 26 th day of April, 2013.

Eric Sox

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 Eric Sox the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26 day of April, 2013.

Commission expires: 3-3-15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 4-29-13

Notary Public James C. Smith My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027