BILL GARRETT, Davidson County
Trans:T20130036167 DEEDQC
Recvd: 05/01/13 14:43 2 pgs
Fees:12.00 Taxes:0.00

20130501-0043813

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.:
FILE BOX

INFORMATION FURNISHED BY THE PARTIES. NO TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE HAS BEEN ISSUED BY TITLE PROFESSIONALS OF TENNESSEE, LLC

QUITCLAIM DEED

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 23rd DAY OF APRIL, 2013.

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
PATRICIA GAIL DAVIES **4013 Murphy Road** **Nashville, TN 37209**	**S A M E**	**103-8-98**

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, CHRISTOPHER A. SCRUGGS, a married person**

HEREINAFTER CALLED THE GRANTOR(S), HAVE QUITCLAIMED UNTO,
PATRICIA GAIL DAVIES, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING the southwesterly part of Lot No. 353 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southerly margin of Murphy Road, formerly Minnesota Avenue at the corner of Lot Nos. 352 and 353; thence with the line between said two lots, southwardly 199.3 feet to the northwest corner of the property conveyed to Ernest Clifton Godwin and wife, by deed of record in Book 1416, page 399; thence with Godwin's northerly line eastwardly 80 feet more or less to a point, being Godwin's northeast corner; thence northwardly 184.6 feet to the southerly margin of Murphy Road; thence with the margin of the same, westwardly 80 feet to the beginning.

BEING the same property conveyed to Patricia Gail Davies and Christopher A. Scruggs, as Joint Tenants with Rights of Survivorship by Quitclaim Deed from Patricia Gail Davies and husband, Robert Victor Price, of record in Instrument Number 20050324-0032086, Register's Office for Davidson County, Tennessee and being the same property conveyed to Patricia Gail Davies and Husband, Robert Victor Price, by deed from David E. Kelly, of record in Instrument Number 20040907-0107824, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the previous deed.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Unimproved ( )
This is improved (X) property known as **4013 Murphy Road, Nashville, Tennessee 37209**

WITNESS my hand this 23rd day of April, 2013

Christopher A. Scruggs

CHRISTOPHER A. SCRUGGS

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 CHRISTOPHER A. SCRUGGS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 23rd day of April, 2013.

Marka L. Nettle

NOTARY PUBLIC

My Commission Expires: 12/28/2013