QUITCLAIM DEED

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 3RD DAY OF ~~April~~ MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-2105

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas A. Smith	**Thomas A. Smith**	
(NAME)	(NAME)	
2105 Geneiva Drive	**2105 Geneiva Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37216**	**72-8-84.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I **THOMAS A. SMITH, A SINGLE PERSON** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **THOMAS A. SMITH, A SINGLE PERSON AND BRADLEY F. EDMONDS, A SINGLE PERSON AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 18, GENEIVA HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 65, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS A. SMITH BY WARRANTY DEED FROM LISA FAYE MUSGRAVE DATED APRIL 30, 2013 AND FILED 05/01/13 **OF RECORD IN INSTRUMENT NO.** 20130501-0043641 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO LISA FAYE MUSGRAVE BY CASH DEED FOR TENNESSEE FROM JACK F. KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 4TH DAY OF APRIL, 1991 IN DEED BOOK 8324, PAGE 541, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(x) improved

property known as **2105 Geneiva Drive Nashville, Tennessee 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130038365 DEEDQC
Recvd: 05/08/13 10:21 2 pgs
Fees:12.00 Taxes:0.00
20130508-0046380

Witness my/our hand (s) this the **30th** day of **April, 2013.**

Thomas A. Smith

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. Smith, the within named bargainor, 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, this the 30 day of April, 2013.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212