BILL GARRETT, Davidson County
Trans: T20130043840 DEEDQC
Recvd: 05/24/13 14:03 2 pgs
Fees: 12.00 Taxes: 0.00

20130524-0052999

QUITCLAIM DEED

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17 DAY OF May, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5308 THORSEN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Christopher E. Thorsen and Anna Catherine Scott Thorsen	same	11701003600
3106 Woodlawn Drive		11701003600
Nashville, TN 37215		

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

ANNA C. SCOTT AND CHRISTOPHER E. THORSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

CHRISTOPHER E. THORSEN AND WIFE ANNA CATHERINE SCOTT THORSEN

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

SEE EXHIBIT "A"

This is improved property known as 3106 Woodlawn Drive, Nashville, TN 37215

Witness our hand on this 17 day of May, 2013

Anna C Scott nka Anna Catherine Scott Thorsen

Christopher E. Thorsen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Anna C Scott nka Anna Catherine Scott Thorsen and Christopher E. Thorsen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Anna C Scott nka Anna Catherine Scott Thorsen and Christopher E. Thorsen executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17 day of May, 2013

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

13-C5308 THORSEN

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 4 on the Plan of Clark and Dunlap's Property on Woodlawn Drive, not of record and described according to a survey made by T.R. Sanford, Surveyor, April 4, 1969, as follows:

Beginning on the Northerly margin of Woodlawn Drive, 223.6 feet East of the Easterly line of the property conveyed to William A. Beasley, Jr. by deed from Mollie Glennon, et al, as of record in Book 3194, Page 187, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 0 degrees 09 minutes East 347.9 feet to an iron pin; thence South 88 degrees 0 minutes East 112.0 feet to an iron pin in the corner of Lots Nos. 3 and 4; thence with the line between said two lots South 0 degrees 09 minutes West, 345.0 feet to the Northerly margin of Woodlawn Drive; thence with said Drive, North 89.0 degrees 27 minutes West 112.05 feet to the beginning.

Being the same property conveyed to Anna C. Scott and Christopher E. Thorsen, both unmarried, as Joint Tenants with Right of Survivorship by Warranty Deed from Lin Mae Cameron, unmarried, recorded on the 9th day of May, 2000 in Instrument No. 200005090047030, in the Register's Office of Davidson County, Tennessee.

Anna C. Scott having since married Christopher E. Thorsen and is now known as Anna Catherine Scott Thorsen.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Easement recorded in Book 4058, Page 438.