BILL GARRETT, Davidson County
Trans:T20130044042 DEEDQC
Recvd: 05/28/13 09:27 2 pgs
Fees:12.00 Taxes:0.00
20130528-0053278

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13686

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Virginia R. Akers (n/k/a/ Virginia Thomas),** do hereby bargain, sell, release, remise, quitclaim and convey unto **Virginia Thomas and John Thomas, wife and husband** all my rights, title and interest in and to the following described real estate, to-wit:

Improved Property Known As: 4409 Baton Rouge Drive, Hermitage, TN 37076

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 188 and Reserved Parcel B on the Plan of Tulip Grove Subdivision, Section 4, of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Virginia R. Akers by Quitclaim Deed from Jessie Ray Akers, Jr. dated 3/30/05 and recorded 4/4/05 in Instrument Number 20050404-0035957; and the same property previously conveyed to Jessie R. Akers, Jr. and wife, Virginia R. Wall Akers by Warranty Deed from Lewis Ray Curlee and wife, Sandra C. Curlee dated 7/24/95 and recorded 7/26/95 in Book 9740, Page 74, Register's Office for Davidson County, Tennessee.

VT
Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 20th day of May, 2013.

Virginia Thomas (f/k/a Virginia R. Akers)

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of May, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Virginia Thomas (f/k/a Virginia R. Akers)** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

My Commission Expires: 10-14-2013

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Elizabeth D. Radford
Affiant

Subscribed and sworn to before me this 20th day of May, 2013.

M Lynn Bodden
Notary Public

My Commission Expires: 10-14-2013

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

Tax/Map ID & Parcel:
075-07-0
105.00 & 106.00

New Owners:
Virginia & John Thomas
4409 Baton Rouge Drive
Hermitage, TN 37076

Send Tax Bills to :
Virginia & John Thomas
4409 Baton Rouge Drive
Hermitage, TN 37076