BILL GARRETT, Davidson County
Trans:T20130047090 DEEDQC
Recvd: 06/05/13 15:11 2 pgs
Fees:17.00 Taxes:0.00
20130605-0057281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 5 DAY OF JUNE, 2013
Deputy Register

te
00

___, 20___

New Owners
Harriet Jones Owen
308 Ashgrove Court
Nashville, TN 37011

Send Tax Notices To:
SAME

Map and Parcel 162-05-0-196.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of making a re-conveyance to Cecil Rhodes Jones and Louise E. Jones and Harriet Jones Owen, as Tenants in Common with Right of Survivorship does hereby quitclaim to SAM E. STANSBURY, Trustee his successors and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Being Lot No. 42 on the Plat of Hickory Valley Subdivision, Section 3, of record in Plat Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cecil Rhodes Jones and wife, Louise E. Jones by Warranty Deed from Sam Doan and wife, Gail Doan, dated June 11, 1986, recorded June 13, 1986 in Book 6886, pages 225-227, Register's Office for Davidson County, Tennessee.

Subject to easements, building setback lines and certain restrictions shown on the Plan of Hickory Valley Subdivision, Section 3 of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee.

Subject to: Restrictive Covenants of record in Book 4630, page 548, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

And now I, the said ***Sam E. Stansbury, as Trustee*** for the express purpose of carrying out the intent of this conveyance to create a fee simple interest as Tenants in Common with Rights of Survivorship in subject property as set out above, do hereby quitclaim and convey to ***CECIL RHODES JONES, LOUISE E. JONES and HARRIET JONES OWEN, as TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP*** , their heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out above.

IN WITNESS WHEREOF, the said, **SAM E. STANSBURY, TRUSTEE,** have hereunto set his signature on this the 5th day of June, 2013

Sam E. Stansbury, Trustee

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, **Sam E. Stansbury, Trustee**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 5th, day of June, 2013

Notary Public

Exp. 1/4/2016

CECIL RHODES JONES

LOUISE E. JONES

TIMOTHY P. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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 CECIL RHODES JONES and his wife, LOUISE E. JONES the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 3rd day of JUNE, 2013

Notary Public

ANDREW WOODROW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Aug. 17, 2015

The street address of the herein described property is believed to be 308 Ashgrove Court, Nashville, TN 37211 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Prepared by:
Real Estate Title Services
4741 Trousdale Dr., Ste. 4
Nashville, TN 37220

This instrument was prepared from information furnished by the parties herein and the preparer herein completed no title search, therefore we make no claim as to the status of the property herein conveyed.