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 10th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130048708 DEEDQC
Recvd: 06/11/13 10:50 2 pgs
Fees:12.00 Taxes:0.00
20130611-0059198

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colette Sears	"New Owner"	
(NAME)	(NAME)	06213008200
2314 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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/WE **Larry Chafin, unmarried** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Colette Sears, unmarried** 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 No. 10, on the Plan of George I. Waddey's Subdivision of the W.N. Morgan 18.25 acre tract, as shown on Plat of record in Plat Book 843, Page 101, Register's Office for Davidson County, Tennessee, and more particularly (Erroneously referred to as particular in prior Deeds) Described as Follows:

Said Lot No. 10 fronts 100 feet on the south side of the Williams Ferry Road and runs back between lines 263 feet on the easterly line and 242.6 feet on the westerly line to the north line and 242.6 feet on the westerly line, to the north line of Lot No. 11 on which it measures 70 feet.

Being the same property conveyed to Colette Sears and Larry Chafin, as wife and husband by Cash Deed for Tennessee as of record in Instrument No. 20120502-0037438, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) **unimproved**
(X) improved
property known as **2314 McGavock Pike, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 24th day of MAY, **2013.**

Larry Chafin

STATE OF TX
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry Chafin**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of May 2013.

Notary Public

NOTARY PUBLIC STATE OF TEXAS
GREGORY MAURICE McEWEN JR
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 2/11/17

My Commission Expires:

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