QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 10th day of June, 2013

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Maxine C. Cox	NEW OWNER	Map 098060B09000CO
1100 Chickadee Circle		Group
Hermitage, TN 37076		Parcel

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Maxine C. Cox, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Maxine C. Cox , unmarried and James Michael Cox, married and and Jerri Lynn Wilhite , married, tenants *

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit B of Lot 76D on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076 and as shown on the plat of record in Instrument 20051104-0133897 and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James I. Cox and wife, Maxine C. Cox by deed from Frank Batson Homes, Inc., of record in Instrument 20071029-0127244, Register's Office for said County. The said James I. Cox is now deceased.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1100 Chickadee Circle, Hermitage, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of June, 2013.

Maxine C. Cox

Maxine C. Cox

***in common with full right of survivorship**

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 Maxine C. Cox, 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 at Hermitage, Tennessee, this 10th day of June, 2013.

My Commission Expires: 9/9/14

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130049766 DEEDQC
Recvd: 06/13/13 10:51 1 pgs
Fees:12.00 Taxes:0.00

20130613-0060385