(1)

THIS INSTRUMENT WAS PREPARED BY:

Tiffany M. Johns
144 Second Avenue North
Suite 200
Nashville, Tennessee 37201
(615) 620-5846

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20130053173 DEEDQC
Recvd: 06/24/13 10:48 3 pgs
Fees:17.00 Taxes:0.00
20130624-0064398

QUITCLAIM DEED

FROM: Joel McAnulty (Transferor)
Nashville, TN

TO: Serai Zaffiro McAnulty
1019 Horseshoe Dr.
Nashville, TN 37216

Address New Owner(s) as follows:

Serai Zaffiro

Send Tax Bills To:

Serai Zaffiro
1019 Horseshoe Drive
Nashville, TN 37216

Map 3 Parcel 061100I9100

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

KNOW ALL MEN BY THESE PRESENTS that Joel McAnulty, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Serai Zaffiro McAnulty, her heirs, successors, and assigns, his entire right, title and interest, subject to and existing in and to a certain tract of land and inprovements in Davidson County, Tennessee, described as follows: See Attached Exhibit "A"

The improved property known as 1019 Horseshoe Drive Nashville, TN 37216

This instrument and the interest hereby released and quit-claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 14th day of January, 2012.

CHARITY NEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Joel McAnulty

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Joel McAnulty, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of January, 2013.

Charity Neal
NOTARY PUBLIC

My Commission Expires: October 2, 2016

CHARITY NEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 20130842

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 51 on the Map of Locust Grove Estates of record in Book 1424, page 11, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Joel McAnulty and wife, Serai McAnulty by Warranty Deed from Jessie Virginia Elliott, unmarried, dated July 20, 2005 and filed of record in Instrument 20050726-0087006, Register's Office for Davidson County, Tennessee.

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY