BILL GARRETT, Davidson County
Trans:T20130053237 DEEDQC
Recvd: 06/24/13 12:22 2 pgs
Fees:12.00 Taxes:0.00
20130624-0064502

THIS INSTRUMENT PREPARED BY:
FREEDOM TITLE SERVICES, LLC
109 HAZEL PATH, SUITE 2
HENDERSONVILLE, TN 37075

MAP.GROUP.PARCEL: 61-1 P/O PARCEL 12

NEW OWNERS:
JANET L. WHITWORTH
306 Maplewood Tr.
Nash., TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ Wayman Spurlock, Affiant
Subscribed and sworn before me this the
24 Day of June, 2013.
Lethridge, Deputy Register

SEND TAX BILLS TO: Wells Fargo
~~New Owners~~ P.O. Box 5137
Des Moines, IA 50306

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, WAYMAN SPURLOCK, by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto WAYMAN SPURLOCK AND JANET L. WHITWORTH, their heirs and assigns forever, the property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 2 ON THE PLAN OF WILLIAM PHILLIPS ESTATES, AS OF RECORD IN BOOK 57, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY, AND SHOWN AS TRACT "B", ON THE MAP OF WILLIAM BRECHEEN'S RESUBDIVISION, MADE BY WILLIAM COLLIER PARRISH, CIVIL ENGINEERS, DATED FEBRUARY 11, 1964, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF MAPPLEWOOD LANE, AS WIDENED, AT AN IRON STAKE AT THE COMMON CORNER OF TRACTS A AND B; THENCE, ALONG THE LINE OF SAID IRON STAKE, S. 75 DEG. 45 MIN. W. 204.7 FEET TO AN IRON STAKE; THENCE, N. 82 DEG. 50 MIN. W. 85 FEET TO AN IRON STAKE, A CORNER OF TRACTS B AND C; THENCE N. 4 DEG. 24 MIN. E. 204.9 FEET TO AN IRON STAKE IN THE SOUTH MARGIN OF MAPLEWOOD LANE; AS WIDENED; THENCE, WITH THE MARGIN OF SAID MAPLEWOOD

LANE, S. 82 DEG. 50 MIN. E. 97.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WAYMAN SPURLOCK AND WIFE, SHIRLEY SPURLOCK BY WARRANTY DEED FROM HAROLD H. COLE, EXECUTOR, RECORDED ON NOVEMBER 28, 1989 IN BOOK 7993, PAGE 304, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SHIRLEY SPURLOCK IS NOW DECEASED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENT FOR A STORM DRAINAGE DITCH CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY WILLIAM BREECHEN AND WIFE, AS OF RECORD IN BOOK 3969, PAGE 884, BEING 10 FEET WIDE ACROSS THE PREMISES EXTENDING SOUTH FROM MAPLEWOOD LANE.

THE WEST 25 FEET OF THE PROPERTY IS SUBJECT TO A 25 FOOT EASEMENT FOR ROADWAY PURPOSES.

THIS IS IMPROVED PROPERTY KNOWN AS: 306 MAPLEWOOD TRACE, NASHVILLE, TN 37207.

Wayman Spurlock
WAYMAN SPURLOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, WAYMAN SPURLOCK, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24 day of June, 2013.

H. Meads
Notary Public
My Commission Expires: 5.8.17

H MEADORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY