QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130057968 DEEDQC
Recvd: 07/08/13 15:15 2 pgs
Fees:12.00 Taxes:0.00

20130708-0070425

G-C21-12-2149

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 8th DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beverly F. Garner	**Same**	
(NAME)	(NAME)	
2155 Neelys Bend Road		
(ADDRESS)	(ADDRESS)	**P/O 74-30.00**
Madison, TN 37115		
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JUSTIN AMARAL AND WIFE, LAURA AMARAL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BEVERLY FOREHAND GARNER**, HEREINAFTER CALLED THE GRANTEE, HER 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 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED OCTOBER 13, 1992 AND KNOWN AS JOB # 920399, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF NEELYS BEND ROAD, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHWEST CORNER OF THE THOMAS A. GARNER PROPERTY OF RECORD IN BOOK 2806, PAGE 475, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH MARGIN OF SAID NEELYS BEND ROAD NORTH 03 DEGREES 52 MINUTES 00 SECONDS EAST 55.90 FEET TO AN IRON PIN; THENCE LEAVING THE MARGIN OF NEELYS BEND ROAD AND SEVERING THE JOHN FOREHAND PROPERTY SOUTH 86 DEGREES 08 MINUTES 00 SECONDS EAST 171.89 FEET TO AN IRON PIN; THENCE SOUTH 03 DEGREES 52 MINUTES 00 SECONDS WEST 55.90 FEET TO AN IRON PIN THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THE SAID THOMAS GARNER PROPERTY; THENCE WITH GARNER'S NORTHERLY LINE NORTH 86 DEGREES 08 MINUTES 00 SECONDS WEST 171.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BEVERLY F. GARNER BY QUITCLAIM DEED FROM JOHN C. FOREHAND AND WIFE, ALMA ELIZABETH FOREHAND OF RECORD IN INSTRUMENT NO. 20010828-0092797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY ERRONEOUSLY CONVEYED TO JUSTIN AMARAL AND LAURA AMARAL BY WARRANTY DEED FROM BEVERLY FOREHAND GARNER AND THOMAS A. GARNER, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20130213-0014634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID GRANTORS HEREBY EXECUTE THIS QUITCLAIM DEED TO MEMORIALIZE GRANTOR'S INTENT TO ACKNOWLEDGE THE SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO.# AND TO RELINQUISH ANY INTEREST THEY MAY HAVE IN SAID PROPERTY. #20130708-0070424

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Witness our hands this the _____ day of July, 2013.

JUSTIN AMARAL

LAURA AMARAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Amaral and Laura Amaral, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2013.

Notary Public

My Commission Expires: 10/16/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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