THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20130060241 DEEDQC
Recvd: 07/15/13 15:55 2 pgs
Fees:13.00 Taxes:66.60
20130715-0073146

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value for
this transfer is $18,000.00

Mark Steven Sanders
AFFIANT

Subscribed and sworn to before me this 15 day of July, 2013

Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Steven Sanders 217 Wheeler Avenue Nashville, TN 37211	Same	133 06 0 189.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **JAMES RONALD SANDERS, married,** by these presents do hereby remise, release and quitclaim unto **MARK STEVEN SANDERS, unmarried,** his heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 60, 61, 62, 63 and 64, on the Map of J. G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanehard and Parrish, Surveyors, in April, 1939, as follows:

Beginning at a point in the southerly margin of Wheeler Avenue, said beginning point being 17 1/2 feet west of the northeast corner of Lot No. 64; thence southwardly 200 feet to a point; thence westwardly 90 feet to a point; thence northwardly 200 feet to the southerly margin of Wheeler Avenue; thence with the southerly margin of said Avenue, eastwardly 90 feet to the point of beginning.

Being the same property conveyed to Lori Anne Sanders Green, Mark Steven Sanders and James Ronald Sanders by deed from Lori Anne Sanders Green, Personal Representative of the Estate of Pearl Adams Sanders, of record in Instrument # 20130715-0073142, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This is improved property known as 215 Wheeler Avenue, Nashville, Tennessee 37211.

Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

THIS Description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

This is investment property has never been used as the principal residence of the spouse of James Ronald Sanders.

WITNESS my hand this 11 day of July, 2013.

James Ronald Sanders

STATE OF GEORGIA)
COUNTY OF Paulding)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **James Ronald Sanders,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who each, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Atlanta, Georgia, this 11 day of July, 2013.

Towanna Joy Stovall
Notary Public

My Commission Expires: Nov 17, 2014

TOWANNA JOY STOVALL
NOTARY PUBLIC
Paulding County - State of Georgia
My Comm. Expires November 17, 2014