QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/31/13 14:09 3 pgs
Fees:17.00 Taxes:0.00
20130731-0079861

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
Stewart Johnson Conner & Manson, LLP, 215 2nd Ave North, Nashville, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Austin J. Jones & Patricia A. Jones 402 Farris Avenue Madison, TN 37115	Austin J. Jones & Patricia A. Jones 402 Farris Avenue Madison, TN 37115	04315008300

THIS INDENTURE, Made the 30 day of July, 2013, between **Austin James Jones** as party or parties of the first part, hereinafter called Grantor, and **Austin James Jones and Patricia Ann Jones, as joint tenants with right of survivorship,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, and described according to a survey by H. Gee, Surveyor, dated April 4, 1957, as follows:

BEGINNING at a point in the westerly margin of Farris Avenue, extended, and said point of beginning being 138.2 feet southerly from the center point of a curb at the intersection of said Farris Avenue; extended, and Providence Road; thence from said beginning point, north 8 6'

west 352.96 feet to a point and dead line in the westerly end of the land herein conveyed; thence with said dead line southerly 115.0 feet to a point; thence easterly 350.59 feet to a point in the westerly margin of Farris Avenue, extended; thence with the same and northerly 115.0 feet to the point of beginning.

Also in addition to the above and within described lot of land;
BEGINNING on the point in the northwest corner of the above described lot; thence running south 85 6' east 197.17 feet to a point; thence north 25 feet to a point; thence west 197.17 feet to a point; thence south 25 feet to the place of beginning.

Being the same property conveyed Austin J. Jones in Book 5432 Page 460 or record in the Register's office for Davidson County Tennessee.

This property is commonly known as **402 Farris Avenue, Nashville TN 37115.**

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Austin James Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00

AFFIANT

Notary Public

My Commission Expires: _____

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 2013, before me personally appeared, **Austin J. Jones**, to me known, or proved to me on the basis of satisfactory evidence to be the persons

described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2013.

Tiara D. Ford

Notary Public

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker

Notary's Signature

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 08 2016

Notary's Seal (If on paper)