BILL GARRETT, Davidson County
Trans:T20130073025 DEEDQC
Recvd: 08/23/13 10:53 1 pgs
Fees:12.00 Taxes:0.00
20130823-0089120

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lillian M. Smith 2843 Twin Lawn Drive Nashville, TN. 37214	Lillian M. Smith	Map 96-14 Parcel 84

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **Johnie F. Smith, married**, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **Lillian M. Smith, formerly known as Lillian M. Nichols, married**, hereinafter referred to as Grantee(s), her heirs and assigns, all his right, title, and interest in and to the following described tract of land.

Land in Davidson County, Tennessee, being Lot No. 141 on the plan of Twin Lawn, as of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Said lot no. 141 fronts 80.0 feet on the southerly side of Twin Lawn Drive and extends back 150 feet between parallel lines to a dead line measuring 80.0 feet.

Being the same property conveyed to Johnie F. Smith and Lillian M. Nichols by deed from Vernon Ellis Cook, Sr. and wife, Bonnie B. Cook, dated 1/27/1988 and recorded in Book 7458, Page 105, in the Register's Office for Davidson County, Tennessee. Lillian M. Nichols and Lillian M. Smith are one and the same person.

This Instrument was prepared by information furnished by the parties herein. No warranty of title is either expressed or implied.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is known as: **2843 Twin Lawn Drive, Nashville, TN 37214.**

WITNESS my hand, this the 21st day of August, 2013.

Johnie F. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnie F. Smith, married, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 21st day of August, 2013.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-3-14

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 21st day of August, 2013.

My Commission Expires: 6-3-14

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY