BILL GARRETT, Davidson County
Trans:T20130080336 DEEDQC
Recvd: 09/17/13 10:28 2 pgs
Fees:12.00 Taxes:0.00
20130917-0097716

This Instrument Prepared By:
LANCE B. MAYES
1616 Westgate Circle
Brentwood, Tennessee 37027
(615) 467-6310

Address New Owner:	Send Tax Bills To:	Map-Parcel #
Margaret E. Quinn	Countrywide Bank, FSB	Map 119-12-0
730 Drummand Drive	PO Box 660694	Parcel 049.00
Nashville, Tennessee 37211		

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Margaret E. Quinn, by these presents does hereby quitclaim and convey unto Margaret E. Quinn, an unmarried person and Nicole Quinn, an unmarried person as tenets in common with expressed rights of survivorship hereinafter called the grantees, their heirs and assigns, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davison County, Tennessee, Being Lot No. 183 on the plan of Battlewood, Section two, of record in Plat Book 1835, Pages 95- 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This property is subject to: County of Davidson taxes for year 2013 and subsequent years, subject to all matters as set forth per Plat Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee; Easement(s) as shown of record in Book 4373, Page 132; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/ Condominium assessments, covenants, bylaws, restrictions, declarations and easement of record, (4) building restrictions, and (5) other matters of public record.

Being the same property conveyed to Margaret E. Quinn, an unmarried person, and James P. Quinn, an unmarried person, as tenants in common with expressed rights of survivorship by deed from Kevin M. Heise and Tammy R. Heise, a married couple, of record in instrument 20080731-0078570 of record on July 31, 2008Register's Office for Davidson County, Tennessee. James Patrick Hugh Quinn, having deceased in Nashville, Davidson County, Tennessee on June 5, 2012, at the age of sixty-nine (69) years. At the time of death, the deceased resided at 730 Drummond Drive, Nashville, Tennessee 37211. The deceased left a Last Will and Testament bearing a date of November 12, 2009 conveying all real and personal property to Margaret E. Quinn.

This property is improved property known as 730 Drummond Drive, Nashville, Tennessee 37211.

This description was taken from a previous deed. There has been no independent examination of public record.

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

WITNESS our hands this 22 day of July, 2013.

Margaret E. Quinn

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Margaret E. Quinn, a Notary Public in and for said County and State, the within named, Margaret E. Quinn, 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.

SWORN TO AND SUBSCRIBED before me this the 22nd Day of July, 2013.

NOTARY PUBLIC

LANCE B. MAYES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: March 2, 2016

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater, for this transfer is Zero Dollars and 00/100 ($000.00) Dollars.

Nicole Quinn
AFFIANT

SWORN TO AND SUBSCRIBED before me this the 26th day of July, 2013.

NOTARY PUBLIC

LANCE B. MAYES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: March 2, 2016