QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130097071 DEEDQC
Recvd: 11/14/13 11:51 2 pgs
Fees:13.00 Taxes:314.50
20131114-0117689

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $85,000.00.

Subscribed and sworn to before me, this the 11th day of November, 2013.

Notary Public

My Commission Expires: Dec 6, 2016

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 6, 2016

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Regal Homes Co. 290 Ed Harris Road Ashland City, TN 37015	120-09-0-151.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Clell Lee Smith, a single man ("Grantor") does hereby quitclaim and convey unto Regal Homes Co. ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5D38, as shown on the map entitled Glengarry Park, Section 5-D, of record in Plat Book 3600, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLELL W. SMITH and wife, GERALDINE SMITH, by deed from THE ESTATE OF MARY L. EDWARDS BY ROBERT N. CASSETTY, EXECUTOR, of record in Book 10471, page 659, dated May 29, 1997, said Register's Office. The said CLELL W. SMITH having since died, leaving the said GERALDINE SMITH as the surviving tenant by the entirety. A fractional interest being conveyed to CLELL LEE SMITH from GERALDINE SMITH, by deeds of record in Instrument No. 199912300309242; Instrument No. 20000124-0007900; Instrument No. 20010816-0088697; Instrument No. 20020531-0065996 and Instrument No. 20031215-0178951. The said Geraldine Smith having since died on or about October 29, 1999, her Will being filed in the Seventh Circuit Court of Davidson County, Twentieth Judicial District of Tennessee (Probate Division) under Docket No. 05P559, which devised the subject property to her children, DELORES ANN SMITH, DOUGLAS RAY SMITH and CLELL LEE SMITH. Being further conveyed to CLELL LEE SMITH by deed from CLELL LEE SMITH, DOUGLAS RAY SMITH AND DELORES ANN SMITH, of record in Instrument No. 20110926-0074275, dated September 26, 2011, said Register's Office.

This is improved property known as 404 Dunailie Drive, Nashville, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of November, 2013.

Clell Lee Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clell Lee Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of November, 2013.

NOTARY PUBLIC

My Commission Expires

