QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130098866 DEEDQC
Recvd: 11/21/13 09:52 2 pgs
Fees:12.00 Taxes:0.00

20131121-0119920

B-E3-13-1203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/17/2015
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason R. Bruce and Amybeth Bruce	**New Owner**	
(NAME)	(NAME)	
1203 Ferguson Avenue		
(ADDRESS)	(ADDRESS)	**118-05-0-013.00**
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE **JASON R. BRUCE AND WIFE, AMY BETH R. BRUCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JASON R. BRUCE AND WIFE, AMYBETH R. BRUCE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 182 ON THE PLAN OF VICTORIA PLACE OF RECORD IN PLAT BOOK 332, PAGE 10, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 182 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF FERGUSON AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES, 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JASON R. BRUCE AND WIFE, AMY BETH R. BRUCE BY DEED FROM JOHN E. PATTON, UNMARRIED OF RECORD IN DOCUMENT NUMBER 20130328-0030296, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID AMY BETH R. BRUCE DOES HEREBY CERTIFY THAT SHE IS ONE AND THE SAME AS AMYBETH R. BRUCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **1203 Ferguson Avenue Nashville, Tennessee 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 19 day of November, 2013.

JASON R. BRUCE

AMYBETH R. BRUCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason R. Bruce and Amybeth R. Bruce, the within named bargainors, 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.

Witness my hand and official seal, this the 19 day of November, 2013.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212