*This Instrument Prepared By and Return To:*
*Michael Taylor*
*702 Rowan Drive.*
*Nashville TN 37207*

BILL GARRETT, Davidson County
Trans:T20130105261 DEEDQC
Recvd: 12/18/13 09:24 2 pgs
Fees:12.00 Taxes:0.00
20131218-0127663

# *QUITCLAIM DEED*

| **NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL** |
|---|---|---|
| Michael Taylor | Same | 05911001300 |
| 702 Rowan Drive | | |
| Nashville TN 37207 | | |

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Oveta R. Taylor** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Michael Taylor**, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 320, Haynes Manor Section II, as of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee. Said Lot No. 320 fronts 70 feet along the northwesterly margin of Rowan Drive and runs back 130 feet between parallel lines to a line at the rear measuring 70 feet thereon.

Being the same property conveyed to John W. Taylor, Jr. and wife, Oveta R. Taylor by Warranty Deed from Cumberland Builders, Inc. recorded on December 20, 1967 in Book 4199, Page 321, Register's Office for Davidson County, Tennessee. John W. Taylor Jr. having since died in July of 2008.

This is improved property located at 702 Rowan Drive, Nashville TN 37207.

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the GRANTOR(S) has hereunder set his/her/their hand(s) this 13TH day of DECEMBER, 2013.

Oveta R. Taylor

**Oveta R. Taylor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Oveta R. Taylor,** to me personally known, or proved on the basis of satisfactory evidence, and are the ones 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 this 13TH day of DECEMBER, 2013.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/26/14

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 13TH day of DECEMBER, 2013.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY