New Owner

Instrument Prepared by or at the behest of:
Pradie Tibbs, Jr., Trustee
1823 Underwood Street
Nashville, TN 37208-2445

Map/Parcel numbers:
92-9-99

Send tax bills to:
Pradie Tibbs, Jr., Trustee
1823 Underwood Street
Nashville, TN 37208-2445

BILL GARRETT, Davidson County
Trans:T20130105990 DEEDQC
Recvd: 12/20/13 09:40 2 pgs
Fees:13.00 Taxes:74.00
20131220-0128589

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $20,000.00 (twenty-thousand dollars) cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, JAMES KEELER, does by these presents devise, transfer, and quitclaim unto PRADIE TIBBS, JR., in his capacity as Trustee of the Louis Masonry Trust, his successors and assigns, all of grantor's right, title and interest in the following described real property:

Land in Davidson County, Tennessee, being lot no 28 on the Plan [of] George E. Jackson's Subdivision of the Marable ten acre tract, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee.

Said lot no. 28 fronts 39 feet on the northerly side of Indiana Avenue, formerly Locust Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed by Quitclaim Deed from William H. Tibbs to James Keeler, said Quitclaim Deed being recorded as Instrument Number 20050504-0049942 and executed on June 3, 2004.

This is improved real property known as 3034 Indiana Avenue, Nashville, Tennessee 37209.

Done at Nashville, Tennessee this 20th day of December, 2013.

James Keeler

James Keeler, Grantor

State of Tennessee
County of Davidson

On this 19 day of December, 2013, there appeared before me, a Notary Public in and for said State and County, JAMES KEELER, the within named affiant/grantor, to me well known (or who provided sufficient proof of identity) who swore upon his oath that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Notary Public

CARDELLA G. BENDER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 11-8-2015

THE ACTUAL CONSIDERATION OR VALUE OF THIS TRANSACTION, WHICHEVER IS GREATER, IS $20,000.00.

James Keeler

State of Tennessee
County of Davidson

On this 19 day of December, 2013, there appeared before me, a Notary Public in and for said State and County, JAMES KEELER, the within named affiant/grantor, to me well known (or who provided sufficient proof of identity), who swore upon his oath that the statements in the foregoing Affidavit are true to the best of his knowledge, information, and belief.

Notary Public

CARDELLA G. BENDER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 11-8-2015

Prepared By
Shawn Tibbs
560 Needmore Rd
Old Hickory, TN 37138