THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Timothy S. Dyer and Kara J. Dyer	Same as Owner	43-11-98 and 43-11-97
127 McArthur Drive Madison, TN 37115		

BILL GARRETT, Davidson County
Trans:T20130107698 DEEDQC
Recvd: 12/30/13 11:52 2 pgs
Fees:12.00 Taxes:0.00
20131230-0130751

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken. PLLC.
846 Conference Drive
Suite #4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 6 day of ~~November~~ December, 2013.

GREGORY D. ADNER NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Notary Public

My commission expires: 6-24-15

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 Timothy S. Dyer and wife, Kara J. Dyer, "Grantor" by these presents, does hereby quitclaim and convey unto Timothy S. Dyer and wife, Kara J. Dyer, "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Being a tract of land in Davidson County, Tennessee, situated on the westerly margin of McArthur Drive and being the northerly 50 feet and the southerly 50 feet to Lot 106 on the unrecorded plan of Anderson Estates, described according to a survey by the Edge Group, dated February 21, 1995, Job No. 11-25-49, as follows:

Said Lot fronts 100 feet on the westerly margin of McArthur Drive, and extends back 146.1 feet on the southerly line and 140 feet on the northerly line to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Timothy S. Dyer and Kara J. Dyer, husband and wife from Michael F. Ingram and wife, Marleen F. Ingram, by and through Ronald Coons, Attorney-in-Fact, by Deed dated July 31, 2000, as Instrument No. 20000802-0076501, in the Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE MAP/PARCELS 43-11-98 AND 43-11-97 INTO ONE MAP/PARCEL.

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

This is improved property, known as 127 McArthur Drive, Madison, TN 37115

Witness my hand this 30th day of November, 2013.

Grantor: Timothy S. Dyer

Grantor: Kara J. Dyer

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Timothy S. Dyer and Kara J. Dyer, husband and wife, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of November, 2013.

Commission expires: 3/31/14

Notary Public

F:\wp\Blank RE Docs\QUITCLAIM DEED.wpd

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY