BILL GARRETT, Davidson County
Trans:T20140001606 DEEDQC
Recvd: 01/08/14 12:39 6 pgs
Fees:32.00 Taxes:0.00
20140108-0002088

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 2 day of Jan, 2014

NOTARY PUBLIC
My Commission Expires: 6/27/17

ADDRESS OF NEW OWNER:
Margaret Griggs Bracewell
2714 Bluefield Avenue
Nashville, TN 37214

SEND TAX BILLS TO:
Owner

Map/Parcel 09601009400

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Albert L. Griggs, Jr., ("Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Margaret Griggs Bracewell ("Grantee")**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No 17 on the map of Bluefields, as shown by Plat of Record in Book 843, page 16 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 17 fronts 100 feet on the northeasterly side of Bluefield Avenue and runs back between lines 336.4 feet on the northwesterly line and 358.5 feet on the southeasterly line to the southwesterly margin of the right-of-way of the Tennessee

Central Railroad on which it measures 110 feet.

Being the same property conveyed to Albert L. Griggs and wife Mary Y. Griggs by deed from Bransford Realty Company of record in Book 1090 page 254 Register's office for Davidson County, Tennessee. Albert L. Griggs have pre-deceased Mary Y. Griggs vesting the property in Mary Y. Griggs, the surviving tenant by the entirety. Mary Y. Griggs having died on May 31, 2012 vesting the property in Albert L. Griggs, Jr., and Margaret Griggs Bracewell, her only heirs at law as evidenced by the Affidavits of Heirship attached hereto as Exhibits A and B and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Notary Public
State of Washington
TY L CAMP
MY COMMISSION EXPIRES
October 18, 2014

Albert L. Griggs, Jr.

STATE OF Washington
COUNTY OF Clark

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Albert L. Griggs, Jr., with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 9th day of Dec, 2013.

Notary Public

My Commission Expires: OCT 18, 2014

Prepared by:
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

After being duly sworn the undersigned, Nancy Donovan avers as follows:

1. That she is familiar with the estate and heirs of Mary Patterson Griggs (deceased) having had personal knowledge of them and known them in the capacity of neighbor and family friend for over Thirty (30) years;

2. That Mary Patterson Griggs was married to Albert Linton Griggs who passed away on February 17, 1966;

3. That Mary Patterson Griggs died testate on May 231, 2012, however her hers chose not to probate her Last Will and Testament;;

4. Mary Patterson Griggs was survived by two (2) children as follows:

   a. Albert L. Griggs, Jr.

   b. Margaret Griggs Bracewell

5. That as a result of the death of Mary Patterson Griggs the following are her heirs at law:

   a. Albert L. Griggs, Jr.;

   b. Margaret Griggs Bracewell.

6. That Albert L. Griggs, Jr., and Margaret Griggs Bracewell are both above the age of majority and neither of them are under any type of disability;

7. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Mary Patterson Griggs and that it will be relied on by

Stewart Title Guaranty Company to insure proper transfer and title to the real estate owned of record by Mary Patterson Griggs;

8. That the undersigned agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell, Stewart Title Guaranty Co., and Stewart Title Company from any and all claims that may be made against them by or on account of the Estates of Mary Patterson Griggs, whether they be for debts, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Mary Patterson Griggs as a result of providing false and misleading information.

Executed this 20 day of November 2013.

Nancy Donovan

STATE OF TN
COUNTY OF Wilson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Nancy Donovan, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 20 day of November 2013.

Notary Public

My Commission Expires: 8-14-17

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Prepared by:
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit B

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

After being duly sworn the undersigned, Charles Simms avers as follows:

1. That he is familiar with the estate and heirs of Mary Patterson Griggs (deceased) having had personal knowledge of them and known them in the capacity of neighbor and family friend for over Thirty (30) years;

2. That Mary Patterson Griggs was married to Albert Linton Griggs who passed away on February 17, 1966;

3. That Mary Patterson Griggs died testate on May 231, 2012, however her hers chose not to probate her Last Will and Testament;;

4. Mary Patterson Griggs was survived by two (2) children as follows:

   a. Albert L. Griggs, Jr.

   b. Margaret Griggs Bracewell

5. That as a result of the death of Mary Patterson Griggs the following are her heirs at law:

   a. Albert L. Griggs, Jr.;

   b. Margaret Griggs Bracewell.

6. That Albert L. Griggs, Jr., and Margaret Griggs Bracewell are both above the age of majority and neither of them are under any type of disability;

7. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Mary Patterson Griggs and that it will be relied on by Stewart Title Guaranty Company to insure proper transfer and title to the real

estate owned of record by Mary Patterson Griggs;

8. That the undersigned agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell, Stewart Title Guaranty Co., and Stewart Title Company from any and all claims that may be made against them by or on account of the Estates of Mary Patterson Griggs, whether they be for debts, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Mary Patterson Griggs as a result of providing false and misleading information.

Executed this 25th day of November, 2013.

Charles Simms

STATE OF TN
COUNTY OF WILSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Charles Simms, with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 25th day of November, 2013.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY