# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140004567 DEEDQC
Recvd: 01/21/14 15:01 2 pgs
Fees:12.00 Taxes:0.00
20140121-0005686

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Valorie Kirby
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 16th DAY OF January, 2014

Leona A. Ingram
NOTARY PUBLIC

MY COMMISSION EXPIRES March 8, 2015

LEONA A INGRAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
**AFTER RECORDING RETURN TO:**
Valorie Kirby and Robert L. Green,3920 Cambridge Avenue,Nashville, TN 37205
file # 10-03463 KIRBY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Valorie Kirby and Robert L. Green | Same | 103-08-182 |
| 3920 Cambridge Avenue | | |
| Nashville, TN 37205 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**VALORIE KIRBY (70% INTEREST) AND ROBERT L. GREEN (30% INTEREST) , AS TENANTS IN COMMON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

**VALORIE KIRBY AND ROBERT L. GREEN, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3920 Cambridge Avenue, Nashville, TN 37205

Witness my hand on this 16th day of January, 2014

Valorie Kirby
Valorie Kirby

Robert L. Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Valorie Kirby and Robert L. Green, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Valorie Kirby and Robert L. Green executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of January, 2014

Notary Public Leona A. Ingram

My Commission Expires: March 8, 2015

LEONA A INGRAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires March 8, 2015

10-03463 KIRBY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the westerly 55 feet of lot No. 363 on the Map of Richland Realty Company's Division C of record in Book 421, Page 31 Register's Office for said County.

Said part of Lot No. 363 fronts 55 feet on the northerly margin of Cambridge Avenue and extends back 311.3 feet on the easterly line to an alley in the rear, measuring 61.3 feet thereon.

Being the same property conveyed to Valorie Kirby and Robert L. Green, as tenants in common by quitclaim deed from Valorie Kirby of record in Instrument No. 20100416-0028858, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. Plan of record in Plat Book 421, Page 31

*This instrument was prepared with information provided by the Grantor and Grantee herein. No title search was performed in the preparation of this instrument.