THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20140005667 DEEDQC
Recvd: 01/24/14 14:06 2 pgs
Fees:12.00 Taxes:0.00
20140124-0006846

QUITCLAIM DEED

FROM: JAMES J. SANDERS, III

TO: JAMES J. SANDERS, IV

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 7, 2015

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 23rd day of January, 2014

Notary Public

Commission Expiration Date 7-6-15

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
JAMES J. SANDERS, IV 197 KENNER AVENUE NASHVILLE, TN 37205	FIDELITY BANK D/B/A FIDELITY BANK MORTGAGE 3 CORPORATE SQUARE, 7TH FLOOR ATLANTA, GA 30329	11608002500

KNOW ALL MEN BY THESE PRESENTS that James J. Sanders, III, in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of creating a fee simple estate in James J. Sanders, IV, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto James J. Sanders, IV, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 57 on the Plan of Kenner-Manor Land Co.'s Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of Lot No. 57 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James J. Sanders, IV, and James J. Sanders, III, by deed from Andrew McDearman Walker of record in Instrument No. 20131226-0129655 Register's Office for Davidson County, Tennessee.

This is improved property known as 197 Kenner Avenue, Nashville, TN 37205

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS my hand this 23rd day of January, 2014

James J. Sanders, III

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named James J. Sanders, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2014.

My Commission Expires: 7-6-15

Notary Public