BILL GARRETT, Davidson County
Trans:T20140008144 DEEDQC
Recvd: 02/04/14 13:57 2 pgs
Fees:12.00 Taxes:0.00
20140204-0009919

This Instrument Prepared By:
Richard M. Davenport, Attorney
5115 Maryland way
Brentwood, TN 37027

Address of New Owner(s):	Sent Tax Bill To:	Map & Parcel No.
Joseph Dylan Burroughs 1803 Broadway – Unit 619 Nashville, TN 37203	Same	05106003600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars (10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Angelo C. Valenti, ("Grantor") do hereby QUITCLAIM to Joseph Dylan Burroughs, his heirs, successors, and assigns, land in Davidson County, Tennessee, fully described as follows.

LAND in Davidson County, Tennessee, being lot No. 24 on the plan of Oakland Acres, Section 3, of record in plan Book 2133, page 34, Register's Office for Davidson County, Tennessee, described according to a survey made by W.W. Turner, County Engineers, October 15, 1952.

SAID Lot No. 24 fronts 121.9 feet on the easterly side of Graycroft Avenue and runs back between lines, 312.2 feet on the northerly side and 324.5 feet on the southerly side, to a line in the rear on which it measures 160 feet thereon.

BEING the same property conveyed to Ginger Lee Valenti, Deceased (Davidson County Probate Court Case Number 12-P-1407) by Richard M. Davenport, Trustee of Record in Book 10423, page 666, R.O.D.C.T. The Grantor being the surviving spouse hereby conveying any and all interest that he may have in said land to the surviving son of the deceased.

THIS is improved property known as 1207 Graycroft Drive, Davidson County, Madison, Tennessee.

SAID property is conveyed subject to such limitations, restrictions and encumbrances, as may affect the premises with not warranty expressed or implied, Grantor conveys only such interest as he may have. Bobbie Sue Kennedy has a retained life estate in said property being entitled to the income therefrom for so long as she may live.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14th day of January, 2014.

Angelo C. Valenti, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of January, 2014 before me personally appeared ANGELO C. VALENTI, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and seal, this 14th day of January, 2014.

RICHARD M. DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY, TENN.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This deed is used to evidence distribution of property to an heir and beneficiary of the estate of GINGER LEE VALENTI and is therefore exempt from tax. The actual consideration for the transfer was -0-.

ANGELO C. VALENTI

Subscribed to and before me this 14th day of January, 2014.

RICHARD M. DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY, TENN.

NOTARY PUBLIC