QUITCLAIM DEED

TRI STAR TITLE & ESCROW, L
1535 W NORTHFIELD BLVD
MURFREESBORO, TN

KNOWN ALL MEN BY THESE PRESENTS, that, **LLOYD D. DUNCAN AND WIFE, LILIBETH C. DUNCAN,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **LLOYD D. DUNCAN, AN UNMARRIED MAN,** all their right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **DAVIDSON**, Tennessee, described as follows:

Being all of Lot No. 1B, of the Zone Lot Division of Lots Nos. 1, 2, 3, 4, 5, 6 and 7 of Cabin Hill, Section 2, of record in Plat Book 6250, page 666, amending Plat Book 6050, page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lloyd D. Duncan and wife, Lilibeth C. Duncan, as tenants by the entireties, by deed from, M. Todd Jackson, Trustee, dated August 6, 2001, appearing of record in Instrument Number 20010913-0099944, of the Register's Office of Rutherford County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises; and to any and all matters shown on said plat and survey of record; all of said Register's Office.

IN TESTIMONY WHEREOF he/she has (we) hereunto set his/her hand(s) and seal(s) this 18 day of FEBRUARY, 2014.

LLOYD D. DUNCAN

LILIBETH C. DUNCAN

STATE OF **TENNESSEE** COUNTY OF **DAVIDSON**

On the 18 day of **FEBRUARY, 2014,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared LLOYD D. DUNCAN AND LILIBETH C. DUNCAN with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 18 day of FEBRUARY, 2014.

My Commission Expires: 1/11/17

Notary Public

JORDAN HOBSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 18th day of FEBRUARY, 2014.

My Commission Expires: 11/18/2017

Notary Public

Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129

Map/Parcel: 073-07-0 248.00

Send Tax Bills To New Owner: Lloyd D. Duncan
2416 B Fairbrook Dr., Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20140012110 DEEDQC
Recvd: 02/21/14 09:07 1 pgs
Fees:12.00 Taxes:0.00

20140221-0014811