BILL GARRETT, Davidson County
Trans:T20140019579 DEEDQC
Recvd: 03/24/14 15:11 2 pgs
Fees:12.00 Taxes:0.00
20140324-0024111

This Instrument prepared by:
KING, TURNBOW & BRISY
ATTORNEYS-AT-LAW
203 Third Avenue South
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $-0-.

Richard Edwin Graves
Affiant

Sworn to and Subscribed before me on this the 19th day of November, 2013.

Candace Y. Burnette
NOTARY PUBLIC

Candace Y. Burnette State of Tennessee Notary Public Williamson County My Commission Expires: 3-7-2016

My Commission Expires: 3-7-2016

The preparer of this instrument is not not the closing agent pursuant to the Tax Reform Act of 1986.

(With Information Provided By The Parties/Without Benefit of a Title Search)

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Richard Edwin Graves	Same	131-8-15
5616 Chestnutwood Trail		
Hermitage, TN 37076		

QUITCLAIM DEED

This instrument made and entered into this the 19th day of November, 2013, by and between, **PAMELA GRAVES LANDGRAF**, Grantor, and **RICHARD EDWIN GRAVES and wife, LORI A. GRAVES**, Grantee.

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, I, **PAMELA GRAVES LANDGRAF**, Grantor, does hereby convey, grant, transfer, remise, and forever quitclaim unto **RICHARD EDWIN GRAVES and wife, LORI A. GRAVES**, Grantees, their heirs, and assigns, forever, my entire right, title, and interest in and to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the plan of Duncanwood, of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 108 feet on the southerly margin of Duncanwood and extends back 191.6 feet on the easterly line and 189.5 feet on the westerly line to a dead line in the rear, measuring 108 feet thereon.

Being the same property conveyed to Elton R. Graves and spouse, Betty A. Graves, by Warranty Deed from Naji Abumrad and spouse, Nada Abumrad as recorded in Book 8523, page 414, on 01/07/1992, Register's Office for Davidson County, Tennessee.

The said Betty A. Graves having died on 04/24/2005, and the entire interest in the subject property vested in the said Elton R. Graves by operation of law. The said Elton R. Graves died on 02/26/2012. Pursuant to his Last Will and Testament dated 10/13/2005 and of Record in Instrument No 20140324-0024110, Register's Office for Davidson County, Tennessee, all real property was devised to Pamela Graves Landgraf and Richard Edwin Graves.

The subject property is not and has never been the residence of Pamela Graves Landgraf or her husband Scott M. Landgraf; therefore, the joinder of Scott M. Landgraf in the conveyance is unnecessary.

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by preparer as to the accuracy of anything set forth herein.

This is improved property known as 1127 Duncanwood Drive, Nashville, TN 37204.

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

Witness my hand, this the 19th day of November, 2013.

Pamela Graves Landgraf
PAMELA GRAVES LANDGRAF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **PAMELA GRAVES LANDGRAF** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of November, 2013.

Candace Y. Burnette
NOTARY PUBLIC
My Commission Expires: 3-7-2016

