BILL GARRETT, Davidson County
Trans:T20140024257 DEEDQC
Recvd: 04/10/14 10:57 2 pgs
Fees:12.00 Taxes:0.00
20140410-0030030

This instrument was prepared by Anthony Burns, Attorney
2525 Lebanon Road, Building A, Nashville, TN., 37214
(615) 469-6857

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Frederick N. Leger 3707 Grubbs Road Nashville, TN 37211	New Owner	133-07-0-238.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, Marie Leger, Grantor, by these presents does hereby quitclaim and convey unto Frederick N. Leger, his successors and assigns, all of Grantor's interest in the following described tract or parcel of land, to-wit:

LAND in Davidson County, State of Tennessee, being Lot No. 40, Parma Heights Subdivision, of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 begins at a point in the northwest margin of Grubbs Road, being the common corner of Lots Nos. 39 and 40 and runs with the northwest margin of Grubbs Road in a southwesterly direction 63 feet to the common corner of Lots Nos. 40 and 41; thence 118.1 feet in a northwesterly direction to a concrete monument, which is the common corner of Lots Nos. 40, 41, and 42; thence in a northerly direction 98.1 feet to a concrete monument which is the corner of Lots Nos. 39 and 40; thence 193.3 feet in an easterly direction to the point of beginning.

BEING the same property conveyed to Marie Leger from Frederick N. Leger, of record as ID 20140114-0003781, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Frederick N. Leger, by deed from Paul N. Leger and wife, Jane C. Leger, of record in Book 8983, page 134, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

THIS is improved real property known as: 3707 Grubbs Road, Nashville, TN 37211.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10th day of April, 2014.

Marie Leger

Marie Leger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, Marie Leger, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Davidson County, Tennessee on this 10th day of April, 2014.

Notary Public

My Commission Expires: July 6, 2015

ANTHONY BURNS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $-0- (in family transfer)

Marie Leger
Marie Leger, AFFIANT

SWORN TO and subscribed before me on
This the 10th day of April, 2014.

Notary Public

My Commission expires:
July 6, 2015

ANTHONY BURNS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY