Davidson County DEEDQC	
Recvd: 05/01/14 10:13	2 pgs
Fees:12.00 Taxes:0.00	
20140501-0036717	

This instrument Prepared by
And Return To:

Fearnley and Califf, PLLC
25 Century Blvd, Ste 212
Nashville, TN 37214

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, Ben C Anderson Jr., for and in consideration of zero (00/100) Dollars, does hereby bargain, sell, remise, quitclaim and convey unto Ben C Anderson Jr., Unmarried and Tamika Dickerson, Married, their interest in the following described real property situated in Davidson County, Tennessee, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot Number 120, Sequoia Valley Subdivision, Section III, as of record in Book 4460, Page 83, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the Southerly margin of Canton Pass, being the common corner of Lots Numbers 119 and 120; thence South 19 degrees 31 minutes EAst 150 feet to an iron pin; thence South 70 degrees 29 minutes West 117.1 feet to an iron pin; thence North 29 degrees 21 minutes WEst 33.9 feet to a concrete monument; thence North 19 degrees 31 minutes West 116.4 feet to an iron pin in the Southerly margin of Canton Pass; thence with said margin of said Pass 122.9 feet to the point of beginning.

Being the same property conveyed toBen C Anderson Jr, herein by cash deed dated 21st day of January, 2013, of record at Instrument No. 20130205-0011912 in said Register's Office Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument this the 28tg day of April, 2014.

Ben C Anderson Jr.

STATE OF TENNESSEE_
COUNTY OF DAVIDSON

On this 28th, day of April, 2014, before me personally appeared Ben C Anderson Jr., to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Witness my hand and official seal

My commission expires:

Notary Public

I or we do herby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $.00.

Affiant

Subscribed before me this 28th day of April, 2014.

My commission expires:

Notary Public (seal)

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Address known as: 409 Canton Pass, Madison TN 37115
Map & Parcel 05305003300

Owner's Name: Ben C Anderson Jr. and Tomika Dickerson,
409 Canton Pass, Madison TN 37115

Mail Tax Bills To: Ben C Anderson Jr. and Tomika Dickerson
409 Canton Pass, Madison TN 37115

Certificate of Authenticity

I, A Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A Turner

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, A Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13.