BILL GARRETT, Davidson County
Trans:T20140030769 DEEDQC
Recvd: 05/05/14 13:16 2 pgs
Fees:12.00 Taxes:0.00
20140505-0038014

This Instrument Prepared by:
Daniel Heard, Attorney
American Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 22 day of April, 2014.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Joshua Fox and Baby Blueagle Bridges-Fox *4801 Wales Court* Nashville, Tennessee 37211	New Owner	14708007400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Joshua Fox, married** has bargained and does hereby quitclaim, transfer and convey any and all rights, title and interest he has in the hereinafter described property to **Joshua Fox and Baby Blueagle Bridges-Fox, husband and wife,** their heirs and assigns, forever, being that property located and situated in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Cathey Heights, of record in Plat Book 2854, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Fox, married by Warranty Deed from Martha Frances Oldham, unmarried dated March 7, 2014 and filed of record March 12, 2014 in Instrument No. 20140312-0020703, Register's Office for Davidson County, Tennessee.

This is Improved Property known as: **4801 Wales Court, Nashville, TN 37211**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 14th day of April, 2014.

Joshua Fox

Joshua Fox

STATE OF TENNESSEE

COUNTY OF Williamson

Before me the undersigned Notary Public, personally appeared Joshua Fox, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 14th day of April, 2014

My Commission Expires:
3/30/2015

NOTARY PUBLIC

