BILL GARRETT, Davidson County
Trans:T20140032332 DEEDQC
Recvd: 05/09/14 13:28 4 pgs
Fees:22.00 Taxes:0.00
20140509-0039907

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Sammy Burnett, Affiant
Subscribed and sworn before me this the 9 Day of May, 2014.
Abby Judd, Deputy Register

Recording requested by: Sammy Burnett
When recorded, mail to:
Name: Sammy Burnett
Address: 904 Old Dickerson Road
City/State/Zip: Goodlettsville Tn 37072

Space above reserved for use by Recorder's Office
Document prepared by:
Name Brenda Burnett
Address 904 old Dickerson Road
City/State/Zip Goodlettsville Tn 37072

Property Tax Parcel/Account Number: Map-70 13 Parcel 97 /Account # 07013009700

Quitclaim Deed

This Quitclaim Deed is made on MAY 2014, between ~~Kevin Burnett~~ ~~Brian Burnett~~ 5372 Huffman Road 1217 Fox Hill Road, Grantor, of Joelton Ashland City, City of Tennessee 37080 Tennessee 37015, State of Tennessee, and Sammy Burnett, Grantee, of 904 Old Dickerson Road, City of Goodlettsville, State of Tn 37072.

NEW OWNER ~~NE~~ TAX BILL

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3007 Cliff Drive, City of Nashville, State of Tennessee:

See Exhibit A for legal description.

Current Source of title # 20040226-0022149

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 5-8-2014

Signature of Grantor

Kevin Burnett Brian Burnett

Name of Grantor

Signature of Witness #1

Betty Jo Osborne

Printed Name of Witness #1

Signature of Witness #2

Kerry Dowler

Printed Name of Witness #2

State of Tennessee County of Davidson

On May 08, 2014, the Grantor, Kevin Burnett & Brian Burnett personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,

In and for the County of Davidson State of Tennessee

My commission expires: May 05, 2015 Seal

BRANDIE REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Send all tax statements to Grantee.

Exhibit A

THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
6750 LENOX CENTER COURT, SUITE 202
MEMPHIS, TN 38115

Davidson County DEEDTRS
Recvd: 02/26/04 15:30 2pgs
Fees:13.00 Taxes:110.85
[redacted]
20040226-0022149

NAME: Jacquell D. Johnson,
S&K#: 00-0586
LOAN#: 598698

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 9, 1987, recorded in Book 7104, Page 551, Register's Office of DAVIDSON County, Tennessee, Jacquell D. Johnson, unmarried, conveyed to Vaden Lackey, Jr., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument 200003170027461, in the Register's Office of DAVIDSON County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on May 24, 2000, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Kevin Burnett and Brian Burnett, whose address is 904 Old Dickson Pike, Goodletsville, Tennessee 37072, at and for the sum of $29,742.63 that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Kevin Burnett and Brian Burnett, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Kevin Burnett and Brian Burnett, their heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Davidson, County of DAVIDSON, State of Tennessee, to-wit:

A lot of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows, to wit:

Beginning on the southerly margin of Cliff Drive at a point 262 1/2 feet east of the center line of Hamilton Road, said point being the northeast corner of the property conveyed to Ernest W. Vaughn and wife, by deed from Martha Latta Mills and husband, of record in Book 1390, Page 544, Register's Office for said County; thence with said Drive, South 58 degrees East, 50 feet to Tillman Mills' northwest corner; thence with Mills' line, South 32 degrees West, 345 feet to D.D. McPherson's northerly line; thence with McPherson's northerly line, North 58 degrees West, 50 feet to Vaughn's southeast corner; thence with Vaughn's easterly line, northwardly 345 feet to the beginning.

This legal description is identical with that in Deed recorded in Book 7104, Page 551, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7104, Page 551, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7104, Page 548, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements, State and Federal tax liens and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Kevin Burnett and Brian Burnett, heirs, successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 14 day of June 2000, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year written above.

MARTHA P. CALLOWAY NOTARY PUBLIC AT LARGE MY COMM. EXP. 1-20-2004 SHELBY CO., TN

Notary Public

I, or we, [illegible] swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $29,742.63, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,742.63
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Feb 2004
Deputy Register

Subscribed and sworn to bef[illegible]ove.

Notary Public

PROPERTY ADDRESS: 3007 Cliff Drive, , NASHVILLE, TN, 37218

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Kevin Burnett and Brian Burnett
904 Old Dickson Pike
Goodletsville, Tennessee 37072

S & K #:00-0586
Map & Parcel - 70 13/97

PREPARER'S NOTE: **IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.**