THIS INSTRUMENT PREPARED BY:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

BILL GARRETT, Davidson County
Trans:T20140033056 DEEDQC
Recvd: 05/13/14 10:54 3 pgs
Fees:17.00 Taxes:0.00
20140513-0040832

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Milton H. Fanning and Mary B. Fanning 4936 Danby Drive Nashville, TN 37211-5122	Same	Map 14705019700

FOR love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of destroying the tenancy by the entirety that now exists between the Grantors, **MILTON H. FANNING and wife, MARY B. FANNING** (collectively, the "Grantors"), by these presents do quitclaim and convey unto each of **MILTON H. FANNING and MARY B. FANNING** (each referred to as "Grantee") a one-half (1/2) undivided interest [each Grantee to hold such one-half (1/2) undivided interest as his or her sole and individual property as a tenant in common with the other Grantee herein] in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being lot No. 65 on the plan of Section I Caldwell Country Estates, of record in book 2663, pages 68 and 69 Register's Office for said County, as follows:

Beginning at a point in the northeasterly margin of Danby Drive at the corner of lots Nos. 64 and 65; thence with the line between said lots, northeasterly 190 feet to a point; thence southeasterly 212.5 feet to the northwesterly margin of Darlington Road; thence with the margin of the same, southwesterly 39.27 feet to the margin of Danby Drive; thence with the margin of the same, northwesterly 187.5 feet to the point of beginning.

Being the same property conveyed to Milton H. Fanning and wife, Mary B. Fanning, by deed of record in Book 2905, page 57, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This conveyance is made subject to a ten-foot easement for public utilities along the northeast line of premises, 40-foot building setback line from Danby Drive and Darlington Road, and conditions of owners certificate as show on Plan in book 2263, pages 68 and 69, said Register's Office; and to restrictive covenants contained in an instrument of record in book 1788, page 108, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2808, page 369, said Register's Office.

Being improved property located at 4936 Danby Drive, Nashville, Tennessee.

WITNESS OUR HANDS this the 17th day of April, 2014.

GRANTORS:

Milton H. Fanning
MILTON H. FANNING

Mary B. Fanning
MARY B. FANNING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Smith Bradford, a Notary Public in and for said county and state, the within-named Milton H. Fanning, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2014.

Gail Smith Bradford
Notary Public
My Commission Expires:

GAIL SMITH BRADFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Smith Bradford, a Notary Public in and for said county and state, the within named Mary B. Fanning, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2014.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0- .

AFFIANT

Subscribed and sworn to before me,
this the 17th day of April, 2014.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

NOTE TO REGISTER'S OFFICE: This conveyance destroying a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. §67-4-409(a)(3)(A).