(1)

BILL GARRETT, Davidson County
Trans:T20140034925 DEEDQC
Recvd: 05/20/14 09:05 2 pgs
Fees:12.00 Taxes:0.00
20140520-0043067

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2013.

Notary Public

My commission expires: 9/11/2017

DONALD L GREER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
4711 TROUSDALE DR
SUITE 120
NASHVILLE, TN 37220

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARK MUSGROVE	**SAME**	**75-5 / 13**
705 E. Trinity Lane	**SAME**	
NASHVILLE, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **LACEE ELIZABETH MUSGROVE, UNMARRIED,** herein called " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **MARK MUSGROVE,** herein called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, within the corporate limits of the City of **Nashville**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

SAID LOT No. 1 fronts 85 feet on the northerly side of Trinity Lane and runs back 202 feet in the easterly line and 207 feet in the westerly line, to a dead line..

INCLUDED in the above description but excluded therefrom is a tract of land containing 544 square feet vested in the State of Tennessee by decree entered in Minute Book 7, Page 191, Sixth Circuit Court for Davidson County, Tennessee a certified copy of which is recorded in Book 4304, Page 841, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mark Musgrove by Warranty Deed from Bob Bass and Charles Debray, recorded in the 30th day of October, 2007 in Instrument No. 20071030-012-7719.

NOW being the same property conveyed to Lacee Elizabeth Musgrove by Quitclaim Deed on December 4, 2008 from Mark Musgrove, recorded on December 18, 2008 in Instrument No. 20081218-0121022..

This is **improved** property known as **705 East Trinity Lane, Nashville, Tennessee 37207.**

WITNESS my/our hand(s) this 20th day of December, 2013.

Lacee Elizabeth Musgrove
LACEE ELIZABETH MUSGROVE

Mark Musgrove
MARK MUSGROVE

My Commission Expires: 9/11/2017

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Lacee Elizabeth Musgrove, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2013.

GERALD L GREEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Gerald L. Green
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Mark Musgrave, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2013.

GERALD L GREEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Gerald L. Green
Notary Public