BILL GARRETT, Davidson County
Trans:T20140045012 DEEDQC
Recvd: 06/25/14 10:34 2 pgs
Fees:12.00 Taxes:0.00
20140625-0055466

THIS INSTRUMENT WAS PREPARED BY:
Fannie J. Harris
Attorney at Law
1507 Sixteenth Avenue South
Nashville, Tennessee 37212

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
Max W. Scruggs, Jr. 1705 Executive Way Nashville, TN 37207	Same	Map: 041-06-0-A Parcel: 019.00 CO

FOR AND IN CONSIDERATION of good and valuable consideration, in accordance with the Davidson County Circuit Court Order, Case No. 14 D 632, the receipt and sufficiency of all of which are hereby acknowledged, I, ANETTE M. SCRUGGS, (the "Grantor") do hereby convey and quitclaim unto Max W. Scruggs, Jr., the ("Grantee"), Grantee' heirs, successors and assigns, any interest that I may have in a certain tract or parcel of land in located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 19 as shown on the final Plat of Liberty Place Subdivision, of record as Instrument No. 20060606-0066841, Register's Office for Davidson County, Tennessee, as amended by that certain surveyor's Certificate of Correction of record as Instrument No. 20060614-0070620 in said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation by limited Warranty Deed from Umbrella Investment Corporation, a Tennessee Corporation, recorded on the 26th day of January, 2007 in Instrument No. 20070126-0010806, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Max W. Scruggs, Jr. and Anette M. Scruggs, husband and wife, by Warranty Deed, of record as Instrument No. 20070508-0055200, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1705 Executive Way, Lot 19 Liberty Place, Nashville,

TN 37207

IN TESTIMONY WHEREOF, the GRANTOR has hereunto set her signature this 25th day of June, 2014.

ANETTE M. SCRUGGS

FANNIE J. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANETTE M. SCRUGGS, the bargainor, with whom I am personally acquainted, and who acknowledge that she executed the within instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS my hand and official seal this the 25th day of June 2014.

NOTARY PUBLIC

My commission expires: November 6, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $.00.

AFFIANT

FANNIE J. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SWORN to and subscribed before me, this 25th day of June, 2014.

NOTARY PUBLIC

My commission expires: November 6, 2017