PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.

BILL GARRETT, Davidson County
Trans:T20140046088 DEEDQC
Recvd: 06/30/14 08:03 3 pgs
Fees:17.00 Taxes:0.00
20140630-0056753

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FROM OTHERS BY:
J. Stephen Brown, P.C.
Attorney at Law
224 West Gay Street
P.O. Box 792
Lebanon, TN 37087

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration of this transfer is $ NONE.

Joseph M. Tayes
Affiant

Subscribed and sworn to before me on this 26 day of June, 2014.

Notary Public

My Commission Expires: NOTARY PUBLIC

STEPHEN BROWN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Address New Owner As Follows:	**Send Tax Bills to:**	Map-Parcel Numbers:
Joseph M. Tayes 4247 Central Pike Hermitage, TN 37076	Joseph M. Tayes 4247 Central Pike Hermitage, TN 37076	08700005900

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that JEFFREY S. TAYES and JAMES A. TAYES, hereinafter called the GRANTORS, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby remise, release and forever quitclaim unto JOSEPH M. TAYES, hereinafter called the GRANTEE, his heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee and being more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of Central Pike, at the southeast corner of the Florence Johnson property; thence along the east margin of said Johnson land, North 5° East 294 feet to the southwest corner of the property conveyed to L. C Fuqua and wife, by deed of record in Book 1725, page 161, Register's Office for said County; thence easterly, along Fuqua's south line, 111 feet to a point in the west margin of Sullivan's private road; thence along said road southeasterly ____ feet to a stone which is located 121 feet east of Johnson's east line, and is the north corner of the property conveyed to Murray C. Carver and wife, by deed from James T. Sullivan and wife of record in Book 1383, page 590, said Register's Office; thence along said Carver's westerly line, southerly 292 feet to the north margin of Central Pike; thence west along said Pike, 121 feet to the point of beginning, containing ¾ acres more or less.

Being the same property conveyed to James C. Tayes and wife, Mabel Tayes by deed from Harry F. Nichols, et ux, of record in Book 2535, page 19, Register's Office for Davidson County, Tennessee. James C. Tayes died on September 22, 1982 leaving Mabel Tayes as surviving tenant by the entirety. Mabel Tayes died intestate in Davidson County, Tennessee on September 29, 2013, leaving the following three children as her sole heirs at law: Jeffrey S. Tayes, James A. Tayes, and Joseph M. Tayes. who each took as an equal tenant in common. As a part of settling the estate amongst the three heirs, Jeffrey S. Tayes and James A. Tayes are quitclaiming all of their interest in the aforedescribed property to Joseph M. Tayes.

This is the same description contained in the previous instrument of record.

This is improved property known as 4247 Central Pike, Hermitage, TN 37076.

The afore-described property conveyed herein does not constitute the principal place of residence of any of the Grantors herein.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 26 day of June, 2014.

GRANTORS:

Jeffrey S Tayes - Executor
JEFFREY S. TAYES

JAMES A. TAYES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, JEFFREY S. TAYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at Lebanon, Tennessee, this 26 day of June, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-3-15

STEPHEN BROWN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, JAMES A. TAYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at Lebanon, Tennessee, this 26 day of June, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-3-15

STEPHEN BROWN NOTARY PUBLIC AT LARGE WILSON CO. TENN.