THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of Title
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

| Address New Owner: | Send Tax Bills to: | Tax ID Nos. |
|---|---|---|
| George L. Haynes, Jr.<br>1510 Mohawk Trail<br>Madison, TN 37115 | Same as New Owner | 073130171.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **George L. Haynes, Jr., the only heir-at-law of George L. Haynes and Wife, Margaret G. Haynes,** both deceased, (Grantor) by these presents do hereby quitclaim and convey unto **George L. Haynes, Jr.** , (Grantee) his successors and assigns, all my right, title, and interest in and to the following described tract of land:

**LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 5 on the Plan of Henderson Gardens, Section 1, as of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, described as follows:**

**Said Lot No. 5 fronts 88.0 feet on the southeasterly margin of Rosebank Avenue and extends back between lines measuring 162.00 feet on the northeasterly side and 125.9 feet on the southwesterly side to a dead line in the rear on which it measures 72.6 feet.**

**Being the same property conveyed to George L. Haynes and Wife, Margaret G. Haynes by Warranty Deed from Harlan Construction Company, Inc., which deed is dated August 30, 1960, and recorded in Book 3128, Page 203 and 204, Register's Office for Davidson County, Tennessee. The said George L. Haynes having since died on December 19, 1991 and the said Margaret G. Haynes having since died on July 15, 2009, leaving the said George L. Haynes, Jr., their only heir-at-law.**

**The purpose of this instrument is to establish fee simple title in George L. Haynes, Jr., the only heir-at-law of George L. Haynes and Margaret G. Haynes, both deceased.**

***Legal description of said property taken from most recent deed of record***

**THIS IS IMPROVED PROPERTY KNOWN AS: 1809 Rosebank Ave., Nashville, TN 37216**

**SAID PROPERTY is conveyed subject to such limitations, encumbrances, etc. as may affect the premises, including, but not limited to notes, easements, building setback lines, etc., as may be set forth on the Plan of Henderson Gardens, Section 1, as of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee.**

**IN WITNESS WHEREOF, I have hereunto set my hand this the** 11th **day of** July, **2014.**

George L. Haynes, Jr.

BILL GARRETT, Davidson County
Trans: T20140049906 DEEDQC
Recvd: 07/14/14 09:23 2 pgs
Fees: 12.00 Taxes: 0.00
20140714-0061586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named George L. Haynes, Jr., the Bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 11th day of July, 2014.

My commission expires: 1-9-16

Sandy Balent
Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

George L. Haynes Jr.
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 11th DAY OF July, 2014.

Sandy Balent
Notary Public
My commission expires: 1-9-16

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY