QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires SEPT. 18, 2017

Return to:

Kevin D. Montgomery, Attorney
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven S. Cootes	Same	
(NAME)	(NAME)	
2411 Woodberry Drive		148-09-0-068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MELVIN RUSSELL COOTES**, HEREINAFTER CALLED THE GRANTOR, DO HEREBY TRANSFER, QUITCLAIM AND CONVEY UNTO **STEVEN S. COOTES, STEVEN S. COOTES JR. AND LUCAS W. COOTES, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN A CERTAIN PARCEL OF REAL PROPERTY IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Haywood Acres, Section II, as of record in Book 2854, page 91, Register's Office for said County, and described as follows:

Said Lot No. 3 fronts 105 feet on the northwesterly side of Haywood Lane and runs back between lines 253.5 feet on the southwesterly line and 312.0 feet on the northeasterly line, which is a broken line, to a dead line in the rear, on which it measures 117.11 feet.

Being the same property conveyed to Melvin Russell Cootes by deed from GAIL DOUGHERTY, DOUGLAS COOTES, STEVEN COOTES, DONNA C. GATTIS AND SHELLEY GAZAWAY of record in Instrument No. ~~20140711~~ 20140716-0063039, Register of Deeds for Davidson County, Tennessee.

This conveyance is subject to all matters of record affecting the property.

This deed was prepared based upon information provided by the parties and without the benefit of a title search.

BILL GARRETT, Davidson County
Trans:T20140051180 DEEDQC
Recvd: 07/16/14 16:05 2 pgs
Fees:12.00 Taxes:0.00
20140716-0063040

unimproved ☐

This is improved ☒ property, known as 254 Haywood Lane, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 11 day of July, 2014.

MELVIN RUSSELL COOTES

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 Melvin Russell Cootes, 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 seal this 11th day of July, 2014.

NOTARY PUBLIC

My Commission Expires 11/3/15

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.