STATE OF TENNESSEE
COUNTY OF DAVIDSON

TIM CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

NEW OWNERS:
Jeffrey Allen Sexton
5003 Crosby Lane
Nashville, TN 37211

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

Jeffrey Allen Sexton
AFFIANT

Sworn to and subscribed before me this 18 day of July, 2014

9-11-2017
Notary Public My Commission expires

Send Tax Notices To:
**SAME**

Map-Parcel Number(s)
148 130 111 00

# QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and the sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quit-claim Deed to the GRANTEES herein, the property herein described, **WE, DONNA JANE SEXTON AND HUSBAND JEFFREY ALLEN SEXTON** do hereby convey to, ***JEFFREY ALLEN SEXTON and wife, DONNA JANE SEXTON*** , their heirs and assigns forever, all of our right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, and described as follows to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 47 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Jeffrey Allen Sexton and wife, Donna Jane Sexton by Warranty Deed from Peggy Towery, unmarried, dated July 18, 1995, recorded July 20, 1995 in Book 9735, pages 128-130, Register's Office for Davidson County, Tennessee. Being also the same property as conveyed to Donna Jane Sexton by Quitclaim Deed from Jeffrey Allen Sexton and wife, Donna Jane Sexton dated September 4, 2007, recorded September 5, 2007 at Instrument Number 20070905-0106622, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All matters shown on the Plan of Fairlane Park, as of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Declaration of Covenants, Conditions and Restrictions of record in Book 2498, page 571, Register's Office for Davidson County, Tennessee.

**SUBJECT TO:** All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the property described herein but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

BILL GARRETT, Davidson County
Trans:T20140052424 DEEDQC
Recvd: 07/21/14 13:22 2 pgs
Fees:12.00 Taxes:0.00
20140721-0064495

And now, **We Donna Jane Sexton and husband Jeffrey Allen Sexton** for the expressed purpose of conveying all our right title and interest to ***JEFFREY ALLEN SEXTON and wife, DONNA JANE SEXTON*** and their heirs and assigns forever, do hereby Quitclaim and convey the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out in above.

IN WITNESS WHEREOF, the said **DONNA JANE SEXTON and husband JEFFREY ALLEN SEXTON do** hereby set her signature(s) on the 18 day of July, 2014

Donna Jane Sexton
**DONNA JANE SEXTON**

Jeffrey Allen Sexton
**JEFFREY ALLEN SEXTON**

TIM CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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, Donna Jane Sexton and husband, Jeffrey Allen Sexton, the bargainer(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 18 day of July 2014

My commission expires 9-11-2017

NOTARY PUBLIC

The street address of the herein described property is believed to be 5003 Crosby Lane, Nashville,, Davidson County, Tennessee 37211 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

The preparer of this instrument advised the parties to read the above mentioned disclaimers and acknowledge having understood the same by signing their names hereto.

Prepared by: Real Estate Title Services 4741 Trousdale Dr., Ste. 4, Nashville, TN 37220