BILL GARRETT, Davidson County
Trans:T20140058978 DEEDQC
Recvd: 08/12/14 10:25 3 pgs
Fees:17.00 Taxes:0.00
20140812-0072590

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Victoria H. McGuigan Victoria H. McGuigan, Affiant Subscribed and sworn to before me, this 30th day of July, 2014. Dianne Jaynes Notary Public My Commission Expires: DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2016

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Victoria H. McGuigan, Trustee The PJM Trust 74 Wyn Oak Nashville, TN 37205	SAME	104 14 0G 066.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Patrick J. McGuigan, (the "Grantor"),** hereby remise, release and quitclaim to **Victoria H. McGuigan, Trustee of The PJM Trust dated January 24, 2014**, her successors and assigns, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary, hereinafter called the Grantee, all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30th day of July, 2014.

Patrick J. McGuigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick J. McGuigan, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2014.

Notary Public

My Commission Expires_____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 87 on the Revised Final Plan of Whitworth, Phase 01, as of record in Plat Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick J. McGuigan by deed from Victoria H. McGuigan and Patrick J. McGuigan, Trustees of The Victoria H. McGuigan Living Trust, established by the Revocable Trust Agreement of Victoria H. McGuigan, dated September 14, 2009, as Instrument No. 20140807-0071311, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. Taxes due and payable.

2. All matters as shown on the plan of Whitworth, of record in Book 7900, pages 140-144, and Book 6900, page 838, said Register's Office.

3. Restrictive covenants contained in an instrument of record in Book 8026, page 305, Book 8047, page 243, and in Book 8282, page 45, said Register's Office.

4. Easement for watermains and appurtenances of record in Book 7868, page 959, said Register's Office.

5. Sewer easement of record in Book 3467, page 194 and in Book 3505, page 338, said Register's Office.

This is improved property known as 74 Wyn Oak, Nashville, Tennessee 37205.