THIS INSTRUMENT PREPARED BY:

DAVID W. LAWRENCE
ATTORNEY AT LAW
501 PARK AVENUE, SUITE A
LEBANON, TENNESSEE 37087
615.444.6515 or 286.1555

NAME AND ADDRESS OF NEW OWNER:

Tommie Ann Cornwell
620 Highland View Court
Hermitage, TN 37076

ADDRESS OF PROPERTY:

129 Commerce Street
Old Hickory, TN 37138

Send Tax Bills to:
New Owner

MAP & PARCEL NO. 064-09-0-087.00
IMPROVED X UNIMPROVED _____ PROPERTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid to the undersigned, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **EVELYN BESS and DAVID BESS,** have bargained and sold, and by these presents do transfer, quitclaim, and convey to **TOMMIE ANN CORNWELL,** all of our right, title, and interest in the following described property, located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being lot Nos. 1 and 2 of Block "D" on the map of Hadley Bend City Subdivisions, as of Record in Block 421, Page 120, Register's office for said County.

Said Lot No. 1 fronts 25 feet on the southerly side of Commerce Street and runs back 188 feet along the westerly margin of Church Street on the east side and 164 feet on the west side to a dead line in the rear, measuring 25 feet to the rear.

Said lot 2 adjoins above described lot No. 1 on the westerly side, fronts 25 feet on the southerly side of Commerce Street and runs between lines 164 feet to a dead line.

Being the same property conveyed to Evelyn Bess and David Bess by deed from Dean Kirby dated May 23, 2014, of record in Instrument number 20140530-0046392, register's office for Davidson County, Tennessee.
The property is subject to any and all existing easement and restriction as

BILL GARRETT, Davidson County
Trans:T20140063527 DEEDQC
Recvd: 08/27/14 12:37 3 pgs
Fees:17.00 Taxes:0.00
20140827-0078190

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Tommie Cornwell Affiant
Subscribed and sworn before me this the
27 Day of August, 2014
Brenda Wells, Deputy Register

shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10973, Page 104, Register's Office for Davidson County, Tennessee.

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

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. IT IS UNDERSTOOD AND ACKNOWLEDGED BETWEEN THE PARTIES THAT NO TITLE EXAMINATION HAS BEEN PERFORMED, NO TITLE OPINION RENDERED, OR SETTLEMENT STATEMENT HAS BEEN PREPARED BY DAVID W. LAWRENCE CONCERNING THIS TRANSFER, HENCE NO REPRESENTATIONS ARE MADE CONCERNING THE VALIDITY OF TITLE OR THE EXISTENCE OF ANY LIENS, LEASES, MORTGAGES, EASEMENTS, RIGHTS-OF-WAY, OR ANY OTHER MATTERS WHICH MAY AFFECT TITLE TO THE PROPERTY. DAVID W. LAWRENCE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

Witness our hands on this the 26th day of August, 2014.

Evelyn Bess

EVELYN BESS

David Bess

DAVID BESS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainor, **EVELYN BESS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, as their free act and deed.

WITNESS my hand and official seal of office in Wilson County, Tennessee, on this the 26th day of August, 2014.

Jessica J. Cornwell
NOTARY PUBLIC

JESSICA J. CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:

7/8/2018

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainor, **DAVID BESS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, as their free act and deed.

WITNESS my hand and official seal of office in Wilson County, Tennessee, on this the 26th day of August, 2014.

Jessica J. Cornwell
NOTARY PUBLIC

JESSICA J. CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:

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