BILL GARRETT, Davidson County
Trans:T20140065139 DEEDQC
Recvd: 09/03/14 08:44 2 pgs
Fees:12.00 Taxes:0.00
20140903-0080163

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC.
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
14-1445

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Larry Sims Lynette Sims 1824 Belle Arbor Drive Nashville, TN. 37207	New Owner	050-02-0A-054.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Larry Sims
Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2014.

L M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7 20[illegible]

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **LARRY SIMS AND WIFE, LYNETTE SIMS F/K/A LYNETTE HAMILTON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **LARRY SIMS AND WIFE, LYNETTE SIMS,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 54 on the Final Plat of Belle Arbor PUD, Phase One, as shown on the Plan of record in Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Larry Sims, an unmarried individual, and Lynette Hamilton, an unmarried individual, as joint tenants with full rights of survivorship, by Special Warranty Deed from J.D. Eatherly d/b/a Eatherly Properties, a proprietorship, dated March.25, 2014, of record in Instrument No. 20140326-0024759, Register's Office for Davidson County, Tennessee. Larry Sims and Lynette Hamilton have since married and the said Lynette Hamilton is now known as Lynette Sims.

This is improved property located at: 1824 Belle Arbor Drive, Nashville, TN 37207

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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

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

IN WITNESS WHEREOF, this instrument has been executed this the 2nd day of September, 2014.

Larry Sims
Larry Sims

Lynette Sims
Lynette Sims

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Larry Sims and Lynette Sims**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 2nd day of September, 2014.

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

I M. Corr
Notary Public
My Commission Expires: _____