This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

Davidson County DEEDQC
Recvd: 10/21/14 15:38 2 pgs
Fees:12.00 Taxes:0.00
20141021-0097177

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Vilanda I. Merritt
~~4614 Woodview Circle~~ 101 Laurel Hill Dr.
Nashville, TN 37138

PARCEL ID: 06404005800

MORTGAGEE:
Southern Bank of Tennessee
1499 No. Mt. Juliet Rd.
Mt. Juliet, TN 37122

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **Mary I. Smith-Horner,** hereinafter called the "GRANTOR", and by these presents, transfer and convey all right, title and interest that I may have in and to the following described real property unto **Vilanda I. Merritt, single,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in second civil district Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 37-A on the Plan of " Zone Lot Division Lot 37 Lake Country, of record in Plat Book 5800, page 332, which amends Book 5200, page 493, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Commonly known as: 4614 Woodview Circle, Nashville, Tennessee 37138.

Being a part of the same property conveyed to Mary I. Smith, a widow, by deed from Brahm S. Paraswanath and wife, Suman Paraswanath dated December 18, 1992, of record in Book 8822, page 426, Register's Office for Davidson County, Tennessee.

I, Mary I. Smith, having since married and being now known as Mary I. Smith-Horner, retain all my right, title and interest in and to: Lot 37-B on the Plan of "Zone Lot Division Lot 37 Lake Country, of record in Plat Book 5800, page 332, which amends Book 5200, page 493, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Commonly known as 4612 Woodview Circle, Nashville, TN 37138
Parcel ID: 06404009700

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

Derrell Horner, spouse of Mary I. Smith-Horner, joins in this conveyance to convey any interest he may have in the subject by virtue of his marriage to the said Mary I. Smith.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 17th day of October, 2014.

Mary I. Smith n/k/a Mary I. Smith-Horner

Derrell Horner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mary I. Smith n/k/a Mary I. Smith-Horner, and Derrell Horner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of October, 2014.

NOTARY PUBLIC
MyCommissionExpires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Mary I Horner
AFFIANT

Subscribed and sworn to before me on this 17th day of October, 2014.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF Wilson
On this 20 day of October, 2014 personally appeared before me, a notary public for this county and state, Toni Rutgerson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.