BILL GARRETT, Davidson County
Trans:T20140087296 DEEDQC
Recvd: 11/19/14 15:17 3 pgs
Fees:17.00 Taxes:0.00
20141119-0106779

This Instrument Prepared By:

Grover Collins
Attorney at Law
The Collins Law Firm, PLLC
222 2nd Ave North Suite 360M
Nashville, TN 37201

**QUITCLAIM DEED**

THIS INSTRUMENT, made and entered into this 17 day of November, 2014, by and between **BENJAMIN L. WALLER, JR.** *("Grantor")* and **BENJAMIN L. WALLER, JR.** and **APRIL HIX WALLER** *("Grantees")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00 ) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantees, Grantees' heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 5005 Highlander Drive, Nashville, Tennessee 37213 and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hickory Highland Place, Phase 1, of record in Book 9700 page 189, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Benjamin L. Waller by deed from Gregory Scott Dotson and wife, Angela Dotson, dated November 24, 1999, of record in Instrument No. 199912100301887, Registers Office for Davidson County, Tennessee. By Quitclaim Deed dated July 6, 2010, Benjamin L. Waller conveyed all right, title and interest in subject property to Catherine L. Waller. By Quitclaim Deed dated November 1, 2012, Catherine L. Waller, also known as Catherine L. Waller-Newcomb, conveyed all right, title and interest in subject property to Benjamin L. Waller.
>
> The Legal description is the same as in the previous deeds of record
>
> Map 163-01 Parcel 1.00

TO HAVE AND TO HOLD unto the said Grantees, in fee simple forever.

The Grantor COVENANTS that he is lawfully seized and possessed of the granted realty; that he has good and lawful right to sell and convey the same; that said property is not encumbered, except as herin stated; and that he will forever warrant and defend the title therto unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

BENJAMIN L. WALLER, JR.

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, BENJAMIN L. WALLER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

CHERYL BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

Cheryl Bruce
Notary Public

My Commission Expires: _____

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 100.

Affiant/Grantee

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

CHERYL BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

Cheryl Bruce
Notary Public

My Commission Expires: _____

Name and Address of Entities
Responsible for Payment of
Real Property Taxes

BENJAMIN L. WALLER, JR
APRIL HIX WALLER
5005 Highlander Drive
Nashville, TN 37213