BILL GARRETT, Davidson County
Trans:T20140090539 DEEDQC
Recvd: 12/03/14 11:38 2 pgs
Fees:12.00 Taxes:0.00
20141203-0110842

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Marcus S. Bagwell
AFFIANT

Subscribed and sworn to before me this 24 day of November, 2014.

A. Scott Hubbard
NOTARY PUBLIC

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Marcus S. Bagwell 424 Cedarvalley Drive Nashville, Tennessee 37211	SAME	M/P: 09210029100

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Robert E. Bagwell, Jr., Jerome A. Bagwell and Marcus S. Bagwell, the legal heirs Robert E. Bagwell, and wife Queen M. Bagwell**, Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Marcus S. Bagwell,** Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 of Block A of M. S. and M. B. Pilcher's Re-subdivision of part of Barrow Lands, a plan of which re-subdivision is of record in Book 57, page 91, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Robert E. Bagwell and wife, Queen Bagwell by Installment Deed from E. B. Tansil and wife, Aileen R. Tansil of record in Book 1684, page 508, Dated March 2, 1949, Register's Office for Davidson County, Tennessee. Robert E. Bagwell and Queen Bagwell having since died. Robert E. Bagwell died January 1, 1997, and Queen Bagwell died October 27, 2007. Robert E. Bagwell left a Last Will and Testament naming Queen Bagwell as his heir and Queen Bagwell left a Last Will and Testament naming Robert E. Bagwell, Jr., Jerome A. Bagwell and Marcus S. Bagwell as her heirs as shown on the Affidavit of Heirship of Robert E. Bagwell, Jr., Jerome A. Bagwell and Marcus S. Bagwell of record in Instrument No. 20141126-0109312, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of Audrey Harvey of record in Instrument No. 20141126-0109311, Register's Office for Davidson County, Tennessee.

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

This is Unimproved Property known as 600 26th Avenue, N. Nashville, Tennessee

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26 day of November, 2014.

Robert E. Bagwell, Jr.

Jerome A. Bagwell

Marcus S. Bagwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Bagwell, Jr., with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 26 day of November, 2014.

My Commission Expires: 1-24-17

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerome A. Bagwell, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 26 day of November, 2014.

My Commission Expires: 1-24-17

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marcus S. Bagwell with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 26 day of November, 2014.

My Commission Expires: 1-24-17

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY