BILL GARRETT, Davidson County
Trans:T20140093115 DEEDQC
Recvd: 12/12/14 12:13 6 pgs
Fees:32.00 Taxes:0.00
20141212-0113957

This Instrument Prepared By:
AARON T. RANEY, ESQ.
319 Lauderdale Road
Nashville, Tennessee 37205
(615) 305-3037

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
SEAN McGRAW 1133 Shelton Street Nashville, Tennessee 37216	Same	72-3/293

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the undersigned, **RENEE CHRISTINE ANZALONE**,* hereby releases and quitclaims unto **SEAN PATRICK MCGRAW,** any and all interest which she may have in and to a tract or parcel of land in Davidson County, State of Tennessee, described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 1133 Shelton Street, Nashville, Tennessee 37216.

* Formerly known as: RENEE C. McGRAW

WITNESS my hand this 5th day of April, 2011.

RENEE CHRISTINE ANZALONE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **RENEE CHRISTINE ANZALONE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5th day of April, 2011.

Notary Public

DANIEL EARLS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-21-2013

My Commission Expires: 04/21/13

STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 5th day of April, 2011.

Notary Public

My Commission Expires: 04/21/13

DANIEL EARLS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-21-2013

BOOK 10002 PG 321

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF March 19 96
Notary Public
MY COMMISSION EXPIRES: 1-13-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY EMRT-96-1248
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1815-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Patrick McGraw (NAME)	Mortgage Resources Inc. (NAME)	MAP 72-3
1133 Shelton Street (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	PARCEL 293
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	15DZ-09485

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary Alice McCord, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Patrick McGraw and wife, Renee C. McGraw

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 55 feet of Lot No. 79 on the Map of Inglewood Place, as of record in Book 332, Page 101 of the Register's Office for Davidson County, Tennessee. Said part of said lot No. 79 fronts 55 feet on the northerly side of Shelton Avenue and runs back between parallel lines 180 feet, more or less, to a line.

Being the same property conveyed to W.B. McCord and wife, Mary Elizabeth McCord by deed from Ben S. Oehmig and wife, Effia S. Oehmig of record in Book 670, Page 536, Register's Office for Davidson County, Tennessee. The said W.B. McCord having since died and the said Mary Elizabeth McCord now being a widow. The said Mary Elizabeth McCord having since died and the said William B. McCord, Jr. being the sole and only heir at law. The said William B. McCord, Jr. having since died and the said Mary Alice McCord being the only heir at law according to Probate No. 95680, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 670, Page 536, Register's Office for said County.

5918 04/03 0101 03CHECK 341.63

unimproved ( )
This is improved (X) property, known as 1133 Shelton Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 29th day of March 19 96

Mary Alice McCord
Mary Alice McCord

EXHIBIT A

BOOK 10002 PG 322

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Alice McCord, a widow

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of March 19 96

Commission expires 1-13-97

Sandy L Bickley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

IDENTIFICATION REFERENCE
0167099

96 APR -3 AM 9:54

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

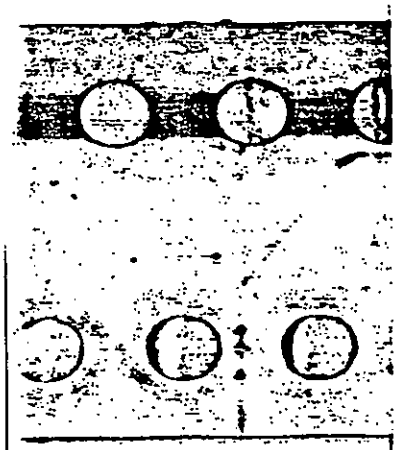
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

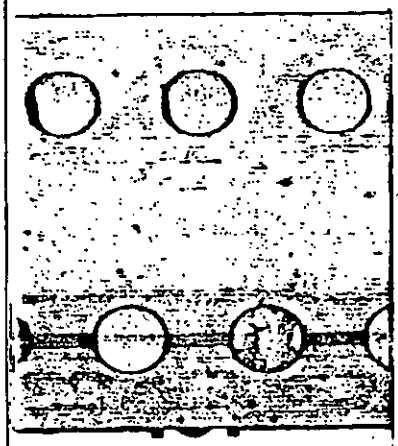
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10002 PG 323

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	8.00
TOTAL	341.63
CHECK	341.63

04/03/96 01 09:58 0001 5918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167099
IDENTIF. # REFERENCE

96 APR -3 AM 9:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023915