BILL GARRETT, Davidson County
Trans:T20150000933 DEEDQC
Recvd: 01/06/15 09:11 2 pgs
Fees:12.00 Taxes:0.00
20150106-0001146

THIS INSTRUMENT WAS PREPARED BY:
Fannie J. Harris, Attorney at Law, 1507 Sixteenth Avenue South, Nashville, Tennessee 37212

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
Melissa B. Sanford 311 Finley Drive Nashville, TN 37217	SAME	MAP-PARCEL NUMBERS 120-13-0-013.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and in settlement of a divorce action, and other good and valuable consideration, the receipt of which is hereby acknowledge, I, DAVID W. SANFORD, hereby convey to MELISSA B. SANFORD, her heirs and assigns, a certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to wit:

Land in 2nd Civil District of Davidson County, Tennessee, being Lot No. 11, on the Map of Finley Gardens, as of record in Book 2083, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the Same property conveyed to Paul L. Geddes, Sr. And wife, Johnetta W. Geddes, by deed from Lavergne J. Murray and wife, Eva Jean Murray of record in Book 5903, Page 86, Register's Office Davidson County, Tennessee. Paul L. Geddes, Sr. Died a resident of Davidson County, Tennessee on February 9, 1998. Johnetta W. Geddes conveys the subject property as the remaining tenant by the entirety.

Being the same property conveyed to David W. Sanford and wife, Melissa B. Sanford, by Warranty Deed recorded in Instrument No. 20010827-0092359, Register's Office for Davidson County, Tennessee from Gina Frances, Power of Attorney for Johnetta W. Geddes, recorded simultaneously in Instrument No. 20010827-0092359, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) All Current lien(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved property known as 311 Finley Drive, Nashville, Tennessee 37217.

IN TESTIMONY WHEREOF, I have hereunto set my signature on this the 30th day of December, 2014.

David W. Sanford
DAVID W. SANFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Within named DAVID W. SANFORD the bargainer with whom I am personally acquainted, and who acknowledge that he executed the within instrument (QUITCLAIM Deed) for the purposes contained therein.

WITNESS my hand and official seal, on this the 30th day of December, 2014.

NOTARY PUBLIC

My commission expires: November 6, 2017

FANNIE J. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

SWORN to and subscribed before me, this 18 day of December 2014.

NOTARY PUBLIC

KAREN CAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 10/18/16