THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 02/12/15 12:43 3 pgs
Fees:17.00 Taxes:0.00
20150212-0013081

ADDRESS NEW OWNER:
Les Lazarus
915 Lewisburg Pike
Franklin, TN 37064

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 098-060-A
Parcel 107.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, his good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, **James Deatrick, Jr. and Daryl Spicer,** the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Les Lazarus,** hereinafter called the Grantee, their heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 99, Bridgewater, Phase One, Section B, of record in Instrument No. 20060425-0046949 and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Deatrick, Jr. and Daryl Spicer, by Trustee's Deed from Heather Martin-Herron, Substitute Trustee, dated January 26, 2015 and filed of record in Instrument No. 20150212-0013054, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5244 New John Hager Road, Hermitage, TN 37076

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 29th day of January, 2015.

James Deatrick, Jr.

Daryl Spicer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, James Deatrick, Jr. and Daryl Spicer, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 29th day of January, 2015.

Janel L Johnson
NOTARY PUBLIC

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/15

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is 0.

Melvin Eddy
AFFIANT

Subscribed and sworn before me
this 29th day of January, 2015.

Janel L Johnson
NOTARY PUBLIC

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/15

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Dean Robinson or Horizon Land Title, Inc. shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY