BILL GARRETT, Davidson County
Trans:T20150012546 DEEDQC
Recvd: 02/20/15 11:20 2 pgs
Fees:12.00 Taxes:0.00
20150220-0014769

This instrument was prepared by Anthony Burns, Attorney
2525 Lebanon Road, Building A, Nashville, TN., 37214
(615) 469-6857

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Virgle Robert Rose, Sr. 2840 Colonial Circle Nashville, TN 37214	New Owner	095-09-0-027.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, Virgil Robert Rose, Sr., Executor for the ESTATE OF ALTA LOU ROSE AVRIT, deceased, recorded as 14P-1627 in the Office of the Probate Court Clerk for Davidson County, Tennessee, by these presents does hereby quitclaim and convey unto VIRGLE ROBERT ROSE, SR., AND WIFE, DARLENE ROSE, their successors and assigns, all of Grantors interest in the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of W.E. Quin, Jr.'s Lebanon Road Subdivision, of record in Book 1424, Page 111, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southwesterly margin of Quin Circle at the corner of Lots 6 and 14; thence with the line between said two lots southwesterly 227.9 feet to the northeasterly line of Lot 18; thence with the northeasterly line of said lot and Lot 19 northwesterly 200 feet; thence northeasterly 227.9 feet, more or less, to the southwesterly margin of Quin Circle; thence with said circle southeasterly 200 feet to the beginning.

BEING part of the real property conveyed to F. S. Brent and wife, Ethel J. Brent, by deed from W. E. Quin, Jr. and wife, recorded in Book 2342, page 461, said Register's Office; and being the same property conveyed to Alta Lou Rose by deed from F. S. Brent and wife, and recorded in Book 2693, page 319, Register's Office for said county.

SAID property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THIS is improved real property known as: 131 Quinn Circle, Nashville, TN 37214.

THE said Virgil Robert Rose, Sr., and Virgle Robert Rose, Sr., is one and the same person. The said Alta Lou Rose and Alta Lou Rose Avrit, is one and the same person.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTEE HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 20th day of February, 2015.

Virgle Robert Rose Sr.

Virgle Robert Rose, Sr., Grantor
Executor of the
Alta Lou Rose Avrit Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Virgle Robert Rose, Sr., the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in her ad Executrix of the Will of Alta Lou Rose Avrit, and Order of Probate of the Probate Court of Davidson County, Tennessee, of record as 14P-1627.

WITNESS my hand and official seal at Nashville, Tennessee on this 20th day of February, 2015.

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $-0- (Estate transfer)

Virgle Robert Rose Sr.

Virgle Robert Rose, Sr., AFFIANT
Executor of the Estate of Alta Lou Avrit

SWORN TO and subscribed before me on this the 20th day of February, 2015.

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires:
July 6, 2015