70000029090

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150014489 DEEDQC
Recvd: 02/27/15 12:20 2 pgs
Fees:12.00 Taxes:0.00
20150227-0017090

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

James Fyke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2015.

Margaret A. Ballinger
Notary Public

MY COMMISSION EXPIRES: 4-9-2017

(AFFIX SEAL) MARGARET A. BALLINGER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Michael and Kristin Michael	SAME	096110A00200
(NAME)	(NAME)	
1337 Royal Oak Ave		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Fyke,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Brandon Michael and Kristin Michael, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, his interest in a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A-2, Hickory Place Condominiums of record in Master Deed of record in Book 6472, page 435 (referred to as Exhibit "A" found at page 454), as re-recorded in Book 6476, page 663 (referred to as Exhibit "A" found at page 682), of the Register's Office of Davidson County, Tennessee. Said Unit A-2 being part of the Unit Plan for Phase 1, Section 1, Hickory Place Condominiums of record in Plat Book 6250, page 228, said Register's Office.

Being the same property conveyed to Kristin A. Fyke and James Fyke by Warranty Deed dated 10/04/2007 and filed for record on 10/12/2007 in Instrument 20071012-0121353, as corrected by Scriveners Affidavit of record in Instrument 20130722-0075329, of the Register's Office of Davidson County, Tennessee. Subject property was further conveyed to James Fyke by Quitclaim Deed of record in Instrument 20140106-0001194, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved X property, known as 442 Stewarts Ferry, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said property, together with all of the appurtenances, estate and title thereto belonging, unto the said Grantees, their heirs and assigns, forever.

Witness my hand this 20 day of January, 2015.

James Fyke

James Fyke

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Fyke, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of January, 2015.

Commission expires: 4-9-2017

Margaret A. Ballinger

Notary Public

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

MARGARET A. BALLINGER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY