BILL GARRETT, Davidson County
Trans:T20150016183 DEEDQC
Recvd: 03/06/15 09:07 2 pgs
Fees:12.00 Taxes:0.00
20150306-0019189

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Alice V. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF January, 2015

Notary Public

MY COMMISSION EXPIRES: 1/9/16

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice V. Ward, Trustee	New Owner	126-15OA-314.00-CO
(NAME) 8440 Beautiful Valley Drive	(NAME) Same	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

ALICE V. WARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALICE V. WARD, TRUSTEE OF THE IRREVOCABLE TRUST OF ALICE V. WARD

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 Lot 14, on the Plan of Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settler's Way, of record as Instrument No. 20031210-0177241, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Coleman Y. Ward and Alice V. Ward, husband and wife by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on October 4, 2004 of record in Instrument No. 20041004-0119308, Register's Office for Davidson County, Tennessee. The said Coleman Y. Ward having died on February 16, 2011, vesting the subject property to his surviving spouse, Alice V. Ward.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved X property, known as 8440 Beautiful Valley Drive, Nashville, TN 37221
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

BY: Alice Virginia Ward
ALICE VIRGINIA WARD

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Sworn and subscribed before me by Alice Virginia Ward on this the 28th day of January, 2015.

SHERRY B. HATCHETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

BY: Sherry B Hatchett
NOTARY PUBLIC FOR THE STATE OF TENNESSEE

My Commission Expires 1/9/16.

RECORD AND RETURN TO:

WAYNE T. RIFE
THE RIFE LAW FIRM
3205 EARL RUDDER FREEWAY, SOUTH