QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/11/15 13:36 3 pgs
Fees:17.00 Taxes:0.00
20150311-0020885

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Heather McGarry	First Community Mortgage, Inc	083-01-0-075
(NAME)	(NAME)	
1032 W Greenwood Avenue	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **DECLAN MCGARRY AND WIFE HEATHER COLE MCGARRY**, hereinafter called the Grantor(s), has quitclaimed unto **Mary Heather McGarry a/k/a Heather Cole McGarry and Patrick D. McGarry a/k/a Declan McGarry , husband and wife , and Holly B. Cole, an unmarried person** , hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, Being All of Lot No. 12, on the Plan of Jones & Bradford, Phase , Section , of Record in Plat Book , Page , Said Register'S Office, Reference to Which Is Hereby Made for a More Complete Description.

Being the same property conveyed to Declan McGarry and wife, Heather Cole McGarry by Warranty Deed from Carol Lynne Bowers, unmarried, dated March 22nd, 2013 and recorded March 26th, 2013 of record in Instrument Number 20130326-0029642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further 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.

unimproved ☐

This is improved ☑ property, known as 1032 W Greenwood Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 6th day of March, 2015.

DECLAN MCGARRY

HEATHER COLE MCGARRY

State of Tennessee
County of Rutherford

Personally appeared before me DECLAN MCGARRY AND WIFE HEATHER COLE MCGARRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of March, 2015.

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Tammy McCauley** , 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.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-20-15

Notary' Seal (if on paper)

