QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150017835 DEEDQC
Recvd: 03/11/15 15:59 2 pgs
Fees:12.00 Taxes:0.00
20150311-0021034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gay L. Leonard	**New Owner**	
(NAME)	(NAME)	
700 Sam Hollow Road		**173-9-A-728.00 CO**
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GAY L. LEONARD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **GAY L. LEONARD AND HUSBAND, LARRY LEONARD**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 601 as shown on the plan of Section Two, Phase Eight of Lenox Village, of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to W.M. Lynch and wife, Betty R. Lynch and Gay L. Leonard, joint tenants with right of survivorship, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated January 15, 2009, filed for record on January 16, 2009 in Instrument No. 20090116-0004335, Register's Office for Davidson County, Tennessee. The said Betty R. Lynch having since died on February 28, 2014, and the said W.M. Lynch having since died on April 18, 2014, leaving Gay L. Leonard as the sole surviving owner.

All information included has been supplied by the parties involved. No title examination has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is
( ) unimproved
(X) improved
property known as **4325 Barnes Cove Drive, Nashville, TN 37211**

Witness my hand this the 8th day of December, 2014.

Gay L. Leonard

Gay L. Leonard

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of December, 2014, before me personally appeared Gay L. Leonard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of December, 2014.

Sherri Simmons
Notary Public

My Commission Expires:
Jan. 28, 2018

SHERRI SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212