BILL GARRETT, Davidson County
Trans:T20150019534 DEEDQC
Recvd: 03/18/15 08:31 3 pgs
Fees:17.00 Taxes:0.00
20150318-0023091

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 11th day of March, 2015.

Notary Public

My Commission Expires: January 9, 2019

STATE OF TENNESSEE NOTARY PUBLIC JEFFREY MOBLEY COUNTY OF DAVIDSON

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

| Address of New Owners: | Send Tax Bills To: | Tax Map and Parcel Nos.: |
|---|---|---|
| Robert and Barbara Nash<br>5018 Ashley Drive<br>Nashville, TN 37211 | SWBC Mortgage<br>1 Corelogic Way<br>Westlake, TX 76161 | Map: 161-02-0<br>Parcel: 014.00 (Lot 41)<br>Parcel: 083.00 (Reserved Parcel "B") |

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that Robert Nash and Barbara Nash, Co-Administrators of the Estate of Andrew David Nash, deceased (the "decedent"), who died on April 14, 2014, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent duly admitted for administration in Davidson County, Tennessee, Docket Number 14P-789, Probate Court Clerk's Office for said county, and pursuant to the Tennessee statute of intestate succession,

hereby release, remise and quitclaim unto Robert Nash and wife, Barbara Nash, as tenants by the entirety, being the decedent's heirs-at-law, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 11th day of March, 2015.

Robert Nash

**Robert Nash, Co-Administrator**

Barbara Nash

**Barbara Nash, Co-Administrator**

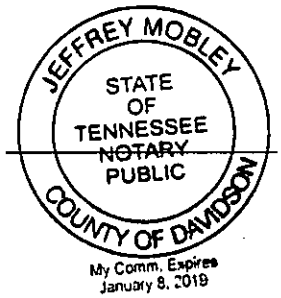
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Nash and Barbara Nash, Co-Administrators, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March, 2015.

Notary Public

My Commission Expires:



## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Lot No. 41 and Reserved Parcel "B" on the Plan of McMurray Hills, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 41 fronts 80.0 feet on the north side of McMurray Drive and extends back 110.0 feet on the easterly side and 125.0 feet on the westerly side to a broken line in the rear, measuring 101.5 feet thereon.

Said Reserved Parcel "B" begins at a concrete monument in the northerly margin of McMurray Drive, said monument being North 86 degrees 59 minutes West 14.9 feet from the southwesterly corner of Lot No. 41; from said beginning point, thence North 1 degree 32 minutes East 479.1 feet to a concrete monument; thence South 36 degrees 45 minutes East 6.4 feet to the southwesterly corner of Lot No. 48; thence with the rear or southwesterly line of Lot No. 48, South 36 degrees 45 minutes East 69.4 feet to the southeasterly corner of Lot No. 48 and the southwesterly corner of Lot No. 47; thence with the rear or southwesterly line of Lot No. 47, South 24 degrees 10 minutes East 49.5 feet to the common rear corners of Lots Nos. 47 and 46; thence with the rear or westerly line of Lot No. 46, South 7 degrees 00 minutes East 49.5 feet to the common rear corners of Lots Nos. 46 and 45; thence with the rear of westerly lines of Lots Nos. 45 and 44, South 3 degrees 01 minute East 144.0 feet to the southwesterly corner of Lot No. 43; thence with the rear or westerly line of Lot No. 43, South 3 degrees 01 minute East 39.0 feet to a concrete monument, a common corner of Lots Nos. 43 and 41; thence with the northerly or northwesterly line of Lot No. 41, South 72 degrees 14 minutes West 58.5 feet to the northwesterly corner of Lot No. 41; thence with the westerly line of Lot No. 41, southwardly 125.0 feet to the southwesterly corner of Lot No. 41; thence with the northerly margin of McMurray Drive, North 86 degrees 59 minutes West 14.9 feet to the point of beginning.

Being the same property conveyed to Andrew D. Nash, unmarried, by deed from James M. Hume and wife, Rita L. Hume, of record as Instrument No. 20090723-0069147, Register's Office for Davidson County, Tennessee. Andrew D. Nash died on April 14, 2014, and his ownership of the subject property passed to his parents as his intestate heirs-at-law, Robert Nash and Barbara Nash, as part of the administration of his estate, of record in the Seventh Circuit Court for Davidson County Clerk's Office (Probate Division) under Docket No. 14P-789.

This is improved property known as 624 McMurray Drive, Nashville, Davidson County, Tennessee 37211.