THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of Title
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Janette L. Roberts and Tawanna Perry 712 Vanoke Drive Madison, TN 37115	Same as New Owner	04213003000

BILL GARRETT, Davidson County
Trans:T20150019589 DEEDQC
Recvd: 03/18/15 09:33 2 pgs
Fees:12.00 Taxes:0.00
20150318-0023155

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Janette L. Roberts, f/k/a Janette L. Duke** (Grantor) by these presents do hereby quitclaim and convey unto Janette L. Roberts and Tawanna Perry, as Joint Tenants with Right of Survivorship, (Grantees) their successors and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 43 on the Plan of Hedgewood Hills, Section 1,, as of record in Plat Book 2900, Page 135, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northeasterly margin of Vanoke Drive at the corner of Lot Nos. 42 and 43; thence with the line between said lots, northeasterly 429.3 feet; thence S 88 deg. 39' E. 18.1 feet; thence S 1 deg. 21' W 181.13 feet; thence S. 43 deg. 49' E. 28.9 feet to the corner of Lots Nos. 43 and 44; thence with the line between said two lots, southwesterly 269.7 feet to the northeasterly margin of Vanoke Drive; thence with the same northwesterly 122 feet to the beginning.

Being the same property conveyed to James E. Duke and Wife, Janette L. Duke, n/k/a Janette L. Roberts from James E. Duke by Quitclaim Deed which deed is dated March 12, 1990, of record in Book 8062, Page 597, Register's Office for Davidson County, Tennessee. The said James E. Duke having since died.

THIS IS IMPROVED PROPERTY KNOWN AS: 712 Vanoke Drive, Madison, TN 37115

SAID PROPERTY is conveyed subject to such limitations, encumbrances, etc. as may affect the premises, including, but not limited to notes, easements, building setback lines, etc., as may be set forth on the Plan of Hedgewood Hills, Section 1, as of record in Plat Book 2900, Page 135, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this the 17th **day of** March, **2015.**

Janette L Roberts
Janette L. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named **Janette L. Roberts**, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 17th day of March, 2015.

My commission expires: 1-9-16

Sandy Balent
Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Janette L Roberts
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 17th DAY OF March, 2015.

Sandy Balent
Notary Public
My commission expires: 1-9-16

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY