BILL GARRETT, Davidson County
Trans:T20150023525 DEEDQC
Recvd: 03/31/15 12:41 3 pgs
Fees:17.00 Taxes:0.00
20150331-0027758

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Ryan Simmons, The Higgins Firm, 525 Fourth Ave. S., Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: James Surles 3236 Leawood Drive Nashville, TN 37218	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 080 08 0 389.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

REGINA SURLES, as Executrix of the Estate of William E. Surles, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-1204

HEREINAFTER called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto

JAMES SURLES

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 17 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to William E. Surles and wife, Evelyn P. Surles, by deed from Randall Phillips Builders, Inc. of record in Book 4654, page 755, Register's Office for Davidson County, Tennessee. That said Evelyn P. Surles having since deceased without probate. That said William E. Surles having since deceased testate with the Last Will and Testament being probated of record in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-1204.

This conveyance is made subject to restrictions of record in Book 4495, page 859; and to easements, setback lines, conditions of owner's certificate, etc., as shown in plan of record in Book 4460, page 9, said Register's Office.

This is improved property known as **3236 Leawood Drive, Nashville, Tennessee 37218**.

WITNESS MY HAND this the 23 day of March, 2015.

Regina Surles

REGINA SURLES, EXECUTRIX

***This deed is prepared at the request of the parties and no title search has been performed. Legal description taken from prior deed of record.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named grantor, **REGINA SURLES, EXECUTRIX,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 23RD day of MARCH, 2015.

RYAN SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Regina Surles
AFFIANT

Sworn to and subscribed to before me this 23RD day of MARCH, 2015.

RYAN SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: