BILL GARRETT, Davidson County
Trans:T20150039513 DEEDQC
Recvd: 05/21/15 09:15 2 pgs
Fees:12.00 Taxes:0.00
20150521-0046853

This Instrument
Prepared By:

Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37212-2901
(615)242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 15th day of May, 2015, at Nashville, Davidson County, Tennessee, by Grantor, James M. Gibson, to Grantee, Larry Claud.

Witnesseth:

That Grantor, reserving unto himself an estate for his life so long as he is able to occupy the property, has this day transferred and conveyed unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, certain real estate situated in the 12th Civil District in Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 5 on the Plan of Dewey E. Moore lands, according to a survey by M.H. Ragan, Surveyor, dated August 19, 1957 and being more particularly described as follows:

Beginning at an iron pin on the north side of a 25 foot lane;
Thence North 45° 55' East 197.0' to an iron pin in the south line of Tract No. 6 on said plan;
Thence in an easterly direction 56.8' to an iron pin being the southease corner of Tract No. 5;
Thence South 5° 22" West 197.0' along the westerly margin of a 35 foot lane to an iron pin;
Thence North 84° 35" West 55.0' to the point of the Beginning.

Being the same property conveyed to James M. Gibson and wife Emily C. Gibson of record in Book 5053, page384, Register's Office for Davidson County, Tennessee. Emily C. Gibson died September 28, 2014.

This is improved real property known as 219 A Hart Lane, Nashville, TN 37207.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

James M. Gibson

James M. Gibson

State of Tennessee)
County of Davidson)

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared James M. Gibson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 15th day of May, 2015.

Nancy Bowen
Nancy Bowen, Notary Public

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires:

October 18, 2016

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Parcel ID Number:**
Larry Claud 1854 Baker Road Goodlettsville, TN 37072	James B. Gibson 1854 Baker Road Goodlettsville, TN 37072	06012007100

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-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 19th day of May, 2015.

Nancy Bowen
Nancy Bowen, Notary Public

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires:
October 18, 2016