QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20150047156 DEEDQC
Recvd: 06/15/15 10:59 2 pgs
Fees: 12.00 Taxes: 0.00

20150615-0056404

STATE OF ARKANSAS
COUNTY OF INDEPENDENCE

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-18-2017
(AFFIX SEAL)

MARSHA LEWIS
INDEPENDENCE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires November 18, 2017
Commission # 12363645

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Betty Wilroy	"New Owner"	
(NAME)	(NAME)	08610005200
225 Sweet Gum Rd.		
(ADDRESS)	(ADDRESS)	
Batesville, AR 72501		
(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 GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ESTATE OF ROBERT D. WILROY,** ***(PURSUANT TO THE LETTERS OF GUARDIANSHIP OF THE PERSON AND ESTATE AND ORDER ENTERED IN THE CIRCUIT COURT OF INDEPENDENCE COUNTY, CASE NO. 32PR-2009-201-3, AND IN ACCORDANCE WITH THE ORDER ENTERED IN THE CIRCUIT COURT OF INDEPENDENCE COUNTY ON APRIL 30, 2015, CASE NO. 32DR-15-88, WHEREAS BROOKLYN WILROY TAYLOR IS APPOINTED AS GUARDIAN)*** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BETTY WILROY,** HEREINAFTER CALLED THE GRANTEE (S), ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE BEING LOT 80 AS SHOWN ON THE MAP ENTITLED CHAPELWOOD SUBDIVISION, SECTION TWO OF RECORD IN PLAT BOOK 5200, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. WILROY AND BETTY WILROY, HUSBAND AND WIFE BY SPECIAL WARRANTY DEED AS OF RECORD IN INSTRUMENT NO. 20080404-0034247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEE ATTACHED EXHIBIT "A" (ORDER GRANTING GUARDIANSHIP)

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) **unimproved**
(X) **improved**
property known as **3549 Albee Dr., Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 5TH day of JUNE, **2015.**

ESTATE OF ROBERT D. WILROY

BY: BROOKLYN WILROY TAYLOR
ITS: GUARDIAN

STATE OF ARKANSAS
COUNTY OF Independence

On this the 5TH day of JUNE 2015, before me personally appeared **Brooklyn Wilroy Taylor**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Guardian** for **Estate of Robert Wilroy**, the within named bargainor, an **Estate**, and thats he as such **Guardian** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5TH day of JUNE, 2015.

Marsha Lewis
Notary Public

My Commission Expires: 11-18-2017

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

MARSHA LEWIS
INDEPENDENCE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires November 18, 2017
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