BILL GARRETT, Davidson County
Trans:T20150048718 DEEDQC
Recvd: 06/18/15 14:18 2 pgs
Fees:13.00 Taxes:92.50
20150618-0058381

This instrument prepared by:
HORNER-JACKSON, PLLC
J. Quinton Horner – Attorney
222 Second Avenue North, Suite #360M
Nashville, TN 37201
(615) 401-7204

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, WILMUTH GROVES herein referred to as Grantor for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have quit claimed and by these presents ***does/do hereby convey*** unto **FRANK ANTHONY BRYANT and MARY JO BRYANT,** hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged the said Grantee(s), their heirs, successors, and assigns forever, the following described lot or parcel of land situated in **DAVIDSON** County, Tennessee, with same being more particularly described as follows, to-wit:

> Being Lot No. 81 on the Map of Shelby Heights Subdivision, Section I, of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Glendon Groves, Wilmuth Groves, and Jerry Groves by deed from William E. Brewer, of record in Instrument Number 20030816-0118736, Register's Office for Davidson County, Tennessee. Glendon Groves died testate on May 22, 2008 leaving a Will of record under Probate No. MCCHCVPB08-116 in the Chancery Court of Montgomery County, Tennessee, thereby devising the property to his wife, Wilmuth Groves. Jerry Groves died intestate on February 21, 2015 leaving his mother, Wilmuth Groves, as his sole heir at law. See Affidavit of Heirship recorded simultaneously herewith, and thereby vesting sole fee simple title in Wilmuth Groves. *20150618-0058380

This is improved property known as: 939 South 13th Court ,Nashville, TN 37206

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

This instrument prepared without benefit of title opinion or title examination at the request of the parties. The parties provided the legal description used hereinabove by the preparer. All parties hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all loss resulting from any matter of any nature resulting from the use of the aforesaid description or that would have been disclosed by a proper title search or examination.

IN TESTIMONY WHEREOF, we have executed this instrument this 18th day of June in the year of our Lord Two Thousand-Fifteen.

Wilmuth Groves

Wilmuth Groves

STATE OF TN
COUNTY OF Montgomery

On this the 18 day of June, 2015, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **Wilmuth Groves** to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JEANA SINGER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Jeana Singer
Notary Public

My Commission Expires: 4-11-17

AFFIDAVIT OF CONSIDERATION

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is **$ 25,000.00**.

Wilmuth Groves
Affiant

SWORN TO AND SUBSCRIBED before me, this the 18 day of June, 2015.

JEANA SINGER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Jeana Singer
Notary Public

My Commission Expires: 4-11-17

ADDRESS OF NEW OWNERS:

Frank Anthony Bryant and Mary Jo Bryant
556 Chesterfield Drive
Clarksville, Tennessee 37043

MAIL TAX BILLS AND DEED TO:

Frank Anthony Bryant and Mary Jo Bryant
556 Chesterfield Drive
Clarksville, Tennessee 37043

MAP AND PARCEL 94-5 | 79