QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150051113 DEEDQC
Recvd: 06/25/15 13:26 2 pgs
Fees:12.00 Taxes:0.00

20150625-0061277

STATE OF Tennessee }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1 DAY OF June, 2015.

NOTARY PUBLIC

My Commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville, TN 37212

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Jeffery Nixon and Kelli Nixon	Commerce Union Bank	164-13-0-004.00
5621 Cedar Ash Crossing (ADDRESS)	101 Creekstone Blvd. 200 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin TN 37064 (CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jeffery Nixon, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Jeffery Nixon and Kelli Nixon, Join Tenants, the Grantee

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 288, as shown on the map entitled Section One, Asheford Crossing, of record in Book 7900, page 937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEFFERY NIXON, AN UNMARRIED MAN, by deed from SAMUEL I. KATINA AND WIFE, KATHI A. KATINA, of record as Instrument No. 20031103-0160501, dated October 24, 2003, said Register's Office.

This is improved (X) property, known as: **5621 Cedar Ash Crossing** **Antioch, TN 37013**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 1 day of June 2015.

Jeffery Nixon

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson

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

Witness my hand and official seal at office this 1 day of June 2015.

My Commission expires: 07/06/2015

Notary Public

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY