THIS INSTRUMENT PREPARED BY:
Lauren W. Moss, Attorney
HALE and HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

Davidson County DEEDQC
Recvd: 07/02/15 15:54 3 pgs
Fees:17.00 Taxes:0.00
20150702-0064518

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Gregory Todd Salter and James Kevin Smith 3133 McGavock Pike Nashville, TN 37214	SAME	84-4-7.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **GREGORY TODD SALTER**, unmarried, (hereinafter called the **"GRANTOR")**, hereby quitclaims and conveys all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **GREGORY TODD SALTER and JAMES KEVIN SMITH,** as joint tenants, with the right of survivorship, (hereinafter called the **"GRANTEES"**), their successors and assigns, to-wit:

A SMALL TRACT OF LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF AN UNNUMBERED TRACT MARKED "ROY JORDAN", AND SHOWN LYING NORTH OF LOT NOS. 45, 46, AND 47, ON THE PLAN OF SEC. IV, MCGAVOCK HEIGHTS, AS OF RECORD IN BOOK 2854, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST SIDE OF MCGAVOCK PIKE, AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT NO. 47, BEING 165 FEET NORTH OF A CONCRETE MONUMENT SET AT THE BEGINNING OF A CURVE INTO MEADOWWOOD DRIVE; THENCE ALONG THE NORTH LINE OF LOTS 45,46 AND 47, SOUTH 85° 31' EAST 405.9 FEET TO A CONCRETE MONUMENT; THENCE NORTHERLY 183 FEET TO A CONCRETE MONUMENT; THENCE WESTERLY 50 FEET TO A STEEL PIN, AND CONTINUING WESTERLY 79 FEET TO ANOTHER STEEL PIN, AND CONTINUING WESTERLY 265.7 FEET MORE OR LESS TO THE EASTERLY MARGIN OF MCGAVOCK PIKE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 200 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Gregory Todd Salter by Special Warranty Deed from the Estate of Ethel C. Fitzpatrick, of record as Instrument Number 20110630-0050024, Register's Office for Davidson County, Tennessee.

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

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

This improved property is known as 3133 McGavock Pike, Nashville, Tennessee 37214.

WITNESS, the hands of the undersigned this 26th day of June, 2015, in Franklin, Tennessee.

GREGORY TODD SALTER
GRANTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared GREGORY TODD SALTER, GRANTOR, 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 purposes contained therein.

Witness my hand, at office, this 26th day of June, 2015.

Notary Public

My commission expires: 11/5/2017

LAUREN W. MOSS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero ($0.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 26th day of June, 2015.

Notary Public

My commission expires: 11/5/2017

LAUREN W. MOSS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, (name of person making certification) Brenda Franks Hale who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 11-15-2015.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).