QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150058999 DEEDQC
Recvd: 07/20/15 14:27 2 pgs
Fees:12.00 Taxes:0.00
20150720-0070754

File No.:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/11/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COLLINS LAW FIRM, PLLC
222 2ND Avenue North
Suite 360M
Nashville, TN 37201

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin L. Waller, Jr.	NEW OWNER	163-01 1.00
(NAME)	(NAME)	
5005 Highlander Drive	5005 Highlander Drive, Nashville, Tennessee 37213	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37213	Nashville, Tennessee 37213	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT, made and entered into this 10th day of July, 2015, by and between **APRIL HIX WALLER** ("*Grantor*") and **BENJAMIN L. WALLER, JR.** ("*Grantee*");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns all of Grantors' right, title, and interest in and to the following described real estate known as 5005 Highlander Drive, Nashville, Tennessee 37213 and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hickory

Highland Place, Phase 1, of record in Book 9700 page 189, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Benjamin L. Waller by deed from Gregory Scott Dotson and wife, Angela Dotson, dated November 24, 1999, of record in Instrument No. 199912100301887, Registers Office for Davidson County, Tennessee. By Quitclaim Deed dated July 6, 2010, Benjamin L. Waller conveyed all right, title and interest in subject property to Catherine L. Waller. By Quitclaim Deed dated November 1, 2012, Catherine L. Waller, also known as Catherine L. Waller-Newcomb, conveyed all right, title and interest in subject property to Benjamin L. Waller. By Quitclaim deed dated November 17th 2014, Benjamin L. Waller, Jr. conveyed all right, title and interest in subject property to April Hix Waller and Benjamin L. Waller Jr., of record in Instrument No. 201411190106779 Registers Office for Davidson County, Tennessee.

The Legal description is the same as in the previous deeds of record

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

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

GRANTOR:

APRIL HIX WALLER

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, APRIL HIX WALLER with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 10th day of July, 2015.

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

Notary Public

My Commission Expires: 9/11/17