BILL GARRETT, Davidson County
Trans:T20150106475 DEEDWARR
Recvd: 12/17/15 09:28 2 pgs
Fees:13.00 Taxes:248.64
20151217-0126822

QUITCLAIM DEED

FROM: **PHILLIP A. WAYNICK and JOHN A. WAYNICK**

TO: **CHRISTINA WAYNICK COTTON**

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL NO.
Christina Waynick Cotton 515 Dunailie Drive Nashville, TN 37217	SAME	12009008000

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
Suite 1850
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $67,200.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF May, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-18

RONALD K. NEVIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the premises, for love and affection and other good and valid consideration, the party of the first part hereto, Phillip A. Waynick and John A. Waynick do hereby convey unto said party of the second part, Christina Waynick Cotton, the parcel or Lot of land hereinafter described.

Land in Davidson County, Tennessee, being Lot No. 5A44 on the plan of Glengarry park, Section 5-A, as of record in Book 3300, page 58, Register's Office for said County.

Said Lot No. 5A44 fronts 90 feet on the Northwesterly side of Dunailie Drive and runs back between parallel lines 159 feet to a dead line.

Being the same real property conveyed to James H. Waynick and wife, Nora S. Waynick, by deed of record in Deed Book 105, page 56, she having predeceased James H. Waynick who by his Last Will and Testament of record in Probate case 13P1477 devised a Life Estate in Christina Dawn Waynick, remainder to Phillip A. Waynick and John A. Waynick.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property located at 515 Dunailie Drive, Nashville, TN 37217

And now **PHILLIP A. WAYNICK AND JOHN A. WAYNICK** convey unto **CHRISTINA WAYNICK COTTON**, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 18 day of MAY, 2015.

PHILLIP A. WAYNICK

JOHN A. WAYNICK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **PHILLIP A. WAYNICK AND JOHN A. WAYNICK** the grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 18th day of May, 2015.

RONALD NEVIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires 11-6-17