Return:

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

Instrument Prepared By:
McCann & Hubbard
1804 Williamson Ct. Suite 201
Brentwood, TN 37027

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Sara E. Miller	SAME	147-10-141.00
Donald Miller		
~~640 Durrett Dr.~~ 5109 Greenleaf Dr.		
~~Nashville, TN 37211~~ Nashville, TN 37211		

QUITCLAIM DEED

FOR AND IN consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and in return for care and maintenance provided by the Grantee to the Grantor, and love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sara E. Miller, unmarried**, do hereby quitclaim and convey unto James Donald Miller an equal one-half undivided interest, so as to vest us jointly with rights of survivorship, in the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Whispering Hills, Section 1, of record in Book 2331, pages 82, 83, and 84, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 4 fronts 117.0 feet on the easterly side of Durrett Drive and extends back between lines 304.3 feet on the Northerly side and 225 feet on the southerly side to a dead line in the rear on which it measures 172.0 feet.
>
> Being the same property conveyed to Robin P. Miller and wife, Sara E. Miller, by Warranty Deed from Albert J. Ruigrok and wife, Elizabeth Matthews Ruigrok, of record in Book 3130, page 37, Dated September 2, 1960, Register's Office for Davidson County, Tennessee. Robin P. Miller has since died.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 15 day of December, 2015.

Sara E. Miller

Sara E. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sara E. Miller**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2015.

Leslie M. Manning
Notary Public

LESLIE M. MANNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7.14.2019

BILL GARRETT, Davidson County
Trans:T20150110089 DEEDQC
Recvd: 12/30/15 14:03 2 pgs
Fees:12.00 Taxes:0.00

20151230-0131170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2015.

Notary Public

My Commission Expires: 7.14.2019

LESLIE M. MANNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY