Davidson County DEEDQC
Recvd: 01/14/16 11:22 5 pgs
Fees:27.00 Taxes:0.00
20160114-0003972

QUITCLAIM DEED

File#: CF-TN-4605

MAIL RECORDED DEED TO:

PHILIP BREWN CHENEY
MELISSA MARIE MERVILLE
1106 GRAYBAR LANE
NASHVILLE, TN 37204

OWNER (SEND TAX BILLS TO):

PHILIP BREWN CHENEY
MELISSA MARIE MERVILLE
1106 GRAYBAR LANE
NASHVILLE, TN 37204

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MELISSA MARIE MERVILLE, a married woman, joined by her spouse, PHILIP BREWN CHENEY (herein, "Grantor"), whose address is 1106 Graybar Lane, Nashville, TN 37204, hereby bargains, sells, remises, releases, quit claims and conveys to PHILIP BREWN CHENEY and MELISSA MARIE MERVILLE, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1106 Graybar Lane, Nashville, TN 37204, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1106 Graybar Lane, Nashville, TN 37204

PIN NO: 118 09 0 112.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 5th day of Jan, 2016.

GRANTOR:

Melissa Marie Merville

STATE OF IN
COUNTY OF Daviess

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Melissa Marie Merville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of Jan 2016.

[Affix Notary Seal]

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/28/2016

GRANTOR:

Philip Brewn Cheney

STATE OF IN
COUNTY OF Daviess

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Philip Brewn Cheney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of Jan 2016.

[Affix Notary Seal]

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/28/2016

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature Philip Brewin Cheney
Philip Brewin Cheney

Subscribed and sworn to under oath before me, this 5th day of Jan, 2016.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/28/2016

[Affix Notary Seal]

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 15-FEET OF LOT NO. 23 AND ALL OF LOT NO. 24, AND THE EASTERLY 15-FEET OF LOT NO. 25 ON THE PLAN OF DRAUGHON TRACT AS OF RECORD AT BOOK 974, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT NO. 24 AND PART OF LOT NOS. 23 AND 25 FRONT TOGETHER 60-FEET ALONG THE NORTHERLY MARGIN OF GRAYBAR LANE AND EXTENDS BACK BETWEEN PARALLEL LINES 175-FEET TO A DEAD LINE IN THE REAR.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20051012-0122910 on October 12, 2005.

PIN NO: 118 09 0 112.00

STREET ADDRESS:

1106 Graybar Lane, Nashville, TN 37204

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker** , a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY