BILL GARRETT, Davidson County
Trans:T20160018100 DEEDQC
Recvd: 03/04/16 14:23 2 pgs
Fees:12.00 Taxes:0.00
20160304-0021047

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of March, 2016.

My Commission Expires: 9-5-2016

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Frederick James Sheriff	Guaranty Trust Co.	118050A02500CO
940 Gale Lane, Apt. 107	3500 Parkway Ln, #415	
Nashville, TN 37204	Norcross, GA 30092	

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, and for the express purpose of creating a tenancy by the entirety, **Frederick James Sheriff,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Frederick James Sheriff and wife, Holden Miller Sheriff,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, Being Building 7, Apartment D, St. Martin Square, now known as 12 South Towers, as shown on plat of record in Plat Book 4460, Page 186, and amended in Instrument No. 20031107-0163683, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frederick James Sheriff by Warranty Deed from James A. Cassett, unmarried, of record in Instrument No. 20150223-0015191 in the Register's Office for Davidson County, Tennessee, dated February 18, 2015.

This is improved property known as: **940 Gale Lane, Apt. 107, Nashville, Tennessee 37204.**

Said property is conveyed subject to such restrictions, encumbrances, and limitations 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.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2nd day of March, 2016.

Frederick James Sheriff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Frederick James Sheriff**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 2nd day of March, 2016.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY