BILL GARRETT, Davidson County
Trans:T20160071045 DEEDQC
Recvd: 08/16/16 11:08 2 pgs
Fees:12.00 Taxes:0.00
20160816-0085299

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of August, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David W. Edwards	Mortgage Investors Group	085040A006.00CO
(NAME) 4120 Stone Hall Blvd.	(NAME) 8320 E. Walker Springs Lane	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Quinn R. Edwards, an unmarried woman**, hereinafter called the Grantor(s), has quitclaimed unto **David W. Edwards, an unmarried man**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Final Plat of The Reserve at Stone Hall, Phase 1, Section 1B, a Planned Unit Development, of record in Instrument No. 20110317-0020906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID W. EDWARDS and QUINN R. EDWARDS, by deed from PHILLIPS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20121231-0120376, dated December 27, 2012, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 4120 Stone Hall Blvd, Hermitage, TN 37122.

Witness my hand this 8th day of August, 2016.

Quinn R. Edwards

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Quinn R. Edwards, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of August, 2016.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

