BILL GARRETT, Davidson County
Trans:T20160085292 DEEDQC
Recvd: 09/28/16 13:53 2 pgs
Fees:13.00 Taxes:37.00
20160928-0102311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Michelle Lee Ann Smith Moya
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2016.

Notary Public

MY COMMISSION EXPIRES: 9-25-2019 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Dan R. Alexander, Attorney at Law, 2016 8th Avenue South, Nashville, Tennessee 37204

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MICHELLE LEE ANN SMITH MOYA	**SAME**	**MAP 62-13** **Parcel 101**
1703 Riverwood Drive **Nashville, Tennessee 37216**	(NAME) **SAME**	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $10.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTOR, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TERESA LEIGH WOODRUFF** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST, UNTO **MICHELLE LEE ANN SMITH MOYA** SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

In Re: a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being lot No. 2, Section 1 on the Map of Moss Rose Heights Subdivision, a part of the W.J. Tune land, and described according to a survey made by Blanthard and Parrish, Engineers, September 2, 1940, as follows:

Beginning at a point in the easterly margin of Maxey Lane 41.7 feet southwest of a concrete monument set in the easterly margin of Mazey Lane, the beginning of a curve in Claypool Avenue, the common corner of lots Nos 1 and 2 of said Subdivision; thence southwesterly with the easterly margin of Maxey Lane 60 feet to a point, the common corner of lots Nos. 2 and 3 of said Subdivision; thence northeasterly 60 feet; thence westerly with the dividing line between lots No. 1 and 2 of said Subdivision 170 feet to the point of beginning.

Being the same property conveyed to Roy H. Olney and wife, Harriette Plumlee Olney, from Weakley

J. Tune and wife Annie V. Tune, recorded in Book 1225, page 323, Register's Office of Davidson

Being the same property conveyed to Harriet Plumlee Olney by Roy E. Olney of record in Book 1785, Page 305 Register's of Deed's Office of Davidson County, Tennessee.

Being the same property vested in Roy H. Olney by the death of Harriette Plumlee of record in WB 00006886 Pg 0000679 Registers Office of Davidson County, Tennessee

Being the same property vested in Pauline Hightower Smith by the death of Roy H. Olney and recordation of his Last Will and Testament by the Estate of Roy H. Olney in WB 00000192, Pg 505, Office of the Register of Deeds of Davidson County, Tennessee. Pauline R. Hightower having since died and her Estate recorded in the Probate Court, Seventh Circuit Court of Davidson County, Tennessee in Docket No. 05P-31 and closed on June 7, 2006.

Being the same property that is the subject of an Affidavit of Heirship dated April 30, 2008 and of record as Instrument 20080430-0043972 recorded on April 30, 2008 in the Register of Deeds Office of Davidson County, Tennessee.

Being the same property that is the subject of an Affidavit of Heirship dated September 14, 2016 and of record as Instrument 2016915-0097059 recorded on September 15, 2016 in the Register of Deeds Office of Davidson County, Tennessee. A Durable Power of Attorney from Teresa Leigh Woodruff to Michelle Lee Ann Smith (Now Moya) being recorded in the Register of Deeds of Davidson County, Tennessee on September 15, 2016 as Instrument No. 20160915-0097058.

This conveyance is subject to any and all restrictions, conditions, easements and other matters of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 1703 Riverwood Drive, Nashville Davidson County, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our (my) hand this 29th day of September 2016.

Teresa Leigh Woodruff by: Michelle Lee Ann Smith Moya

Michelle Lee Ann Smith Moya
Power of Attorney for Teresa Leigh Woodruff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michelle Lee Ann Smith Moya, Attorney in fact for Teresa Leigh Woodruff, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of September 2016.
My Commission Expires: 9-25-2019

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public