BILL GARRETT, Davidson County
Trans:T20160096176 DEEDQC
Recvd: 10/31/16 15:00 3 pgs
Fees:17.00 Taxes:0.00

20161031-0115008

THIS INSTRUMENT WAS PREPARED BY:
LISA MILLICAN EWING, ESQ
222 SECOND AVENUE, NORTH, SUITE 419
NASHVILLE, TENNESSEE 37201

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
G. Avery Poor	Regions Mortgage	
4411 Brush Hill Road	2050 Parkway Office Cr.	
Nashville, TN 37216	Birmingham, AL 35244	

State of Tennessee)
County of DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Sylvia A. Poor v. George A. Poor, Civil Action No. 11D725, in the Fourth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

G. Avery Poor
Affiant/G. Avery Poor

Sworn to and subscribed before me, this 31st day of OCT, 2016.

Notary Public
My commission expires: JANUARY 9, 2018

DOUGLAS J. COOMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 9, 2018

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled Sylvia A. Poor v. George A. Poor, Civil Action No. 11D725, in the Fourth Circuit Court for Davidson County, Tennessee. Accordingly, Sylvia A. Poor ("Grantor") does hereby quitclaim unto the said George A. Poor, ("Grantee"), his successors, heirs and assigns all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 11 of Block No. 3 on the Plan of A.J. McGaughey Second Hayesboro Subdivision, as of record in Book 547, Page 43, Register's Office for said County, described as follows:

BEGINNING at a point where the lot line between Lots nos. 11 and 12 intersects the west margin of Brush Hill Road; thence southerly 65 feet along the western margin of Brush Hill Road; thence South 36 deg. 17' West 40 feet to the southerly margin of Lot No. 11; thence westerly 270 feet to the corner of Lots Nos. 10 and 11; thence northerly 100 feet to the corner of Lots Nos. 11 and 12; thence easterly 300 feet to the point of beginning.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described property conveyed to Arlie William Frost and wife, Lottie K. Frost, by deed from Robert E. Barry and Marijo T. Barry, of record in Book 4165, Page 210, as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 11 of Block No. 3 on the Plan of A. J. McGaughey Second Hayesboro Subdivision, as of record in Book 547, Page 43, Register's Office for said County, described with reference to a survey by T.R. Sanford, Surveyor, dated 5/2/67, as follows:

BEGINNING at a point in the common rear corner of Lots 11 and 12 of said Subdivision; thence with the rear boundary line of Lot 11, southerly 51 feet more or less to a point; then North 82 deg. 14' East 12.3 feet more or less to a point in a rail fence; thence with said fence North 7 deg. 46' West 50 feet more or less to a point in the dividing line between said Lots 11 and 12; thence with said dividing line westerly 11 feet more or less to the point of beginning.

Being the same property conveyed to G. Avery Poor and Sylvia A. poor, husband and wife, by Deed of record in Book 10397, page 992, Register's Office for Davidson County, Tennessee of record Instrument #20090716-0066743.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LISA MILLICAN EWING, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24th day of October, 2016.

SYLVIA A. WHITTMAN MC

MC

Kentucky
STATE OF ~~TENNESSEE~~)
COUNTY OF Logan)

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

Witness my hand and official seal this 24th day of October, 2016.

Mark Griffin
NOTARY PUBLIC

My commission expires: May 9, 2020.

