QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Connie Cain
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5th DAY OF January 2017

J. B. T.
NOTARY PUBLIC

MY COMMISSION EXPIRES SEPTEMBER 18, 2017

J BRIAN TINKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8753 CAIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Connie C. Cain	NEW OWNER	075-04-0-110.00
115 Gwendolyn Ct.		
LaVergne, TN 37086		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACKIE MILLER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

CONNIE C. CAIN, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 617 Atlanta Drive, Hermitage, TN 37076

Witness my hand on this 5th day of January, 2017

Jackie Miller
Jackie Miller

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Jackie Miller, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Jackie Miller executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet (City), Tennessee, this 5 day of JANUARY, 2017

Notary Public J. B. T.

My Commission Expires: SEPTEMBER 18, 2017

J BRIAN TINKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20170002113 DEEDQC
Recvd: 01/09/17 14:16 2 pgs
Fees: 12.00 Taxes: 0.00
20170109-0002395

16-8753 CAIN

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 379, Tulip Grove Subdivision, Section 6, as of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Jimmie M. Miller (now deceased) and wife, Jackie S. Miller to Jackie Miller, an unmarried women as recorded on the 28th day of June, 2004 in Instrument No. 20040628-0076463 and Warranty Deed from Sara D. Dorsey, a widow to Jimmie M. Miller and wife, Jackie S. Miller as recorded on the 12th day of January, 1999 in Deed Book 11293, Page 363, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TULIP GROVE, SECTION 6, as recorded in Plat Book 4460, Page(s) 19, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4511, Page 994, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.