This instrument was prepared by:
STINNETT & WILKINSON
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Gene Brown
5473 Old Hickory Blvd.
Ashland City, Tennessee 37015

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20170003766 DEEDQC
Recvd: 01/13/17 13:03 2 pgs
Fees:12.00 Taxes:0.00
20170113-0004294

MAP: 052
GROUP: 02-0
PARCEL: 050.00

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, **KIM MORGAN, BEVERLY MASSEY and MISTIE MORGAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **GENE BROWN,** hereinafter called the Grantee, his heirs and assigns, all our right, title, claim, and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows: to-wit:

BEING Lot No. 1 and The Southerly 27 feet, 6 inches of Lot No. 2, Block "D". Revised Map of Rainbow Terrace, as shown by plat of record in Plat Book 1130, Page 85, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Frances M. Wingo by deed from Christine Estes and husband, Chester Franklin Estes, of record as Instrument Number 20020402-0039814, Register's Office for Davidson County, Tennessee. Frances M. Wingo died intestate, survived by her children: Kim Morgan, Beverly Massey and Ronald Morgan, her sole and only heirs at law. Ronald Morgan subsequently died intestate, survived by his daughter, Mistie Morgan, his sole and only heir at law.

THIS conveyance is **SUBJECT** to Restrictive Covenants of record in Deed Book 1380, page 88, and Book 1535, Page 519, Register's Office for said County.

THIS conveyance is **SUBJECT** to any and all existing easements and restrictions of record.

This is improved property known, as 423 Lanier Drive, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantors have executed this instrument this the 22nd day of November, 2016.

Kim Morgan
KIM MORGAN

Beverly Massey
BEVERLY MASSEY

Mistie D. Morgan
MISTIE MORGAN

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **KIM MORGAN, BEVERLY MASSEY and MISTIE MORGAN**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 22nd day of November, 2016.

JAMES W. STINNETT, JR. NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 10/30/2019

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$0**.

Affiant

Subscribed and sworn to before me, this _____ day of November, 2016.

Notary Public

My Commission Expires: 10/30/2019

JWS:PS: QUITCLAIM DEEDS:Morgan et al to Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
13 **Day of** January, **20** 17.
Deputy Register