BILL GARRETT, Davidson County
Trans:T20170005682 DEEDQC
Recvd: 01/20/17 09:36 4 pgs
Fees:22.00 Taxes:0.00
20170120-0006392

Name and Address of New Owner
Lee Morgan and Krystal Morgan
709 Lake Terrace Dr.
Nashville, TN 37217

Prepared By: Amanda Kolodynski
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
2016120007

Send Tax Notice To:
Lee Morgan and Krystal Morgan
709 Lake Terrace Dr.
Nashville, TN 37217

Map: 152020095.00

QUIT CLAIM DEED

I/we, Brian Myers and Debra Myers, husband and wife and Lee Morgan, a married man, of Davidson County, Tennessee for consideration of ONE DOLLAR AND 00/100 --------($1.00), cash in hand paid, and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, Brian Myers and Debra Myers, and Lee Morgan, do hereby transfer, convey and quit claim to Lee Morgan and Krystal Morgan, husband and wife, their heirs and assigns, forever, all my rights, title, claim and interest in and to that certain parcel of real estate situate and located in Davidson County Tennessee, and being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Brian Myers, married and Lee Morgan, unmarried by a deed from Brian Myers, dated April 15, 2014 and recorded April 30, 2014 in Instrument Number 20140430-0036405, Davidson County Records.

The purpose of this conveyance is remove grantor and add spouse and is therefore exempt from realty transfer taxes.

WITNESS the hand and seal of the said Grantor this 18th day of January, 2017

Angela Smith
WITNESS

Brian Myers

WITNESS

Debra Myers

WITNESS

Lee Morgan

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 18th day of January, A.D. 2017, before me, a Notary Public, the undersigned officer, personally appeared Brian Myers, Debra Myers and Lee Morgan, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 12/16/18

Angela Smith
NOTARY PUBLIC Angela Smith

ANGELA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires December 16, 2018

I hereby swear or affirm that the actual consideration for this transfer is none.

Lee Morgan

Krystal Morgan

Krystal Morgan

Sworn to and subscribed before me this the 18th day of January, 2017

Angela Smith

Notary Public

ANGELA SMITH

My Commission Expires: 12/16/18



Agent's File No.: **ST14-37067-0338**

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Revised Castlegate, Section 3 & 6 of record in Book 6200, page 565, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO THOMAS WARREN MILLER, BY WARRANTY DEED FROM JOE G. SUTTON, UNMARRIED AND EARLENE L. SUTTON, UNMARRIED, DATED 12/27/2011 AND RECORDED ON 01/11/2012 IN INSTRUMENT NUMBER 20120111-0002793, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $109,900.00.

Being the same property conveyed to BRIAN MYERS, MARRIED from THOMAS WARREN MILLER AND WIFE, DARLA MILLER by Warranty Deed dated 04/15/14 and recorded on 4-30-14 in Instrument # 20140430-0036404, Book ——, Page ——, in the Register's Office of DAVIDSON County, Tennessee. ~~hereby signs to convey any interest she may have, marital or otherwise.~~

investment property only

Also, see # 20140430-0036405