BILL GARRETT, Davidson County
Trans:T20170023999 DEEDQC
Recvd: 03/21/17 14:59 2 pgs
Fees:12.00 Taxes:0.00
20170321-0027619

QUITCLAIM DEED

This instrument was prepared by:
Michael Brumit [Name]
4501 Sulphur creek Rd [Street or Postal Address]
Nashville, TN 37218 [City, State, Postal Code]

Name and address of the new owner (the Grantee):	Michael Brumit 4501 Sulphur creek Rd Nashville, TN 37218
Name and address of the Mortgagee (the holder of a mortgage loan):	James Brumit 4501 Sulphur creek Rd Nashville, TN 37218
Tax map parcel number:	047000124.00
Mail tax bills to: Michael Brumit	4501 Sulphur creek Rd Nashville, TN 37218

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, James Brumit, the Grantor, sell, transfer, and convey to Michael Brumit, the Grantee, all of my right, title and interest in the following real estate:

Land lying and being situated in the 13th Civil District of Davidson County, Tennessee, fronting in part on the Southwest side of Sulphur Creek Road, which land is more fully described in a survey by Ralph W.C. Lambert, revised October 14, 1971, a copy of which is of record in Book 4546, Page 399, Register's Office of Davidson County and which property, containing 4 ½ acres, more or less, is more particularly described as follows:
BEGINNING at a point marked as the corner post and proceeding north 15° west approximately 450' to the northern boundary of the property, thence along the northern boundary of the property to a point on the edge of Sulphur Creek Road, thence along a broken line along Sulphur Creek Road approximately 438.0' to a point, thence south 65° west approximately 548.0' to the point of beginning, containing approximately 4 ½ acres, more or less.
Said land is subject to any and all encumberances thereon and further subject to a life estate of LILLIAN M. COOK WOODRING.

and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book 130 Page 36967 in the Register's Office of Davidson County, Tennessee.

SOURCE OF TITLE: 5257 PG: 181

Taxes for the year 2016 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

Downloaded from http://www.tidyforms.com

drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 20th day of March, 2017.

James Bennett
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Williamson

On the 20th day of March, 2017, before me personally appeared _____, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: 11.13.2017.

JILL WRENNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $0. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grantee

Sworn to and subscribed before me this 20th day of March, 2017.

Notary Public

My commission expires: 11.13.2017.

JILL WRENNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Downloaded from http://www.tidyforms.com