BILL GARRETT, Davidson County
Trans:T20170029209 DEEDQC
Recvd: 04/06/17 14:20 2 pgs
Fees:12.00 Taxes:0.00
20170406-0033908

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Elizabeth Lea Canter-Floyd Cox	252 Cumberland Ave.	04309015600 &
252 Cumberland Ave.	Madison, TN 37115	04309015700
Madison, TN 37115		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Elizabeth L. Canter-Floyd, n/k/a Elizabeth Lea Canter-Floyd Cox, married, and Richard Lee Cox, married, hereinafter referred to as the "GRANTOR" and Elizabeth Lea Canter-Floyd Cox and husband, Richard Lee Cox hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Elizabeth L. Canter-Floyd, n/k/a Elizabeth Lea Canter-Floyd Cox, married, has this day quitclaimed unto Elizabeth Lea Canter-Floyd Cox and husband, Richard Lee Cox any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Being Lot Nos. 36 and 37 of Block "C" on the Plan of Woodlawn Estates of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lots 36 and 37 front together 202 feet on the southerly margin of Cumberland Avenue and extend back between parallel lines measuring 165 feet to a dead line in the rear measuring 202 feet thereon.

Being the same property conveyed to John A. Floyd, Jr. and wife, Elizabeth L. Canter-Floyd by deed from Brenda Chilton Lyle, Executrix, dated 7/18/1986, recorded 7/25/1986 in Book 6928, Page 554, Register's Office for Davidson County, Tennessee. The said John A. Floyd, Jr. having since died on 1/28/2009, leaving Elizabeth L. Canter-Floyd as surviving tenant.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 3 day of April 2017.

Elizabeth L. Canter-Floyd, n./k/a Elizabeth Lea Canter-Floyd Cox

Richard Lee Cox

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Elizabeth L. Canter-Floyd, n./k/a Elizabeth Lea Canter-Floyd Cox and Richard Lee Cox with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 3 day of April 2017.

Notary Public

Commission Expiration
2-25-20

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 3 day of April 2017.

My commission expires:
2-25-20

Notary public