Bill Garrett Davidson County
Batch# 24732 DEEDQC
11/13/2017 08:57:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171113-0115886

QUITCLAIM DEED

Prepared By:

Leon Foster, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: CCSW & Co., LLC
Address: 1040 Riverwood Village Blvd
Hermitage, TN 37076

PROPERTY OWNER:
Name: CCSW & Co., LLC
Address: 201 Thistle Lane
Hermitage, TN 37076

Map Group Parcel
086-14-0A-201.00 CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid; and other good and valuable Consideration, the receipt of all of which is hereby acknowledged,

I/We Christopher Dean Simpson (Grantor), do hereby demise, release and forever quitclaim to, **CCSW & Co., LLC** (Grantee), its successors, transferees and assigns, all my right, title and interest in and to the following described property, situated in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 201 on the plat of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Stonehorse Real Estate Holdings, by Warranty Deed from Leslie Allen Brown, dated May 3, 2017, recorded May 15, 2017, of record in Instrument Number 20170515-0047960, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 201 Thistle Lane, Unit #201, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body.

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Stonehorse Real Estate Holdings, LLC, to Christopher Dean Simpson, dated July 26, 2017, which deed duly appears of record in Instrument No. 20170811-0082239, Register's Office

of the above county.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal, this the 7th day of November, 2017.

Christopher Dean Simpson

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Christopher Dean Simpson,** the within named bargainor(s), 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 seal at Cookeville, Tennessee, this the 7th day of November 2017.

Notary Public

My Commission Expires: 4-24-18

MATTHEW J. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF Putnam

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

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2017.

Notary Public or Register

My Commission Expires: 10-19-21

TYLER HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY