Bill Garrett Davidson County
Batch# 25783 DEEDQC
11/15/2017 10:46:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171115-0117355

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

7 mgr
D. F. Griffin
Affiant

Subscribed and sworn to before me this 14 day of November, 2017.

Anne Denise Bobbett
NOTARY PUBLIC

My Commission expires: 5/6/19

# QUITCLAIM DEED

| New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| James David Burnett<br>225 E Due West Avenue<br>Madison, Tennessee 37115 | Same | Map 51-8<br>Parcel 138 PW |

**KNOWN ALL MEN BY THESE PRESENT** that David Frazer Griffin, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto James David Burnett my right, title and interest in and to the following described tract or parcel of land in Davidson County, to-wit.

Being part of Lot No. 10 on the Plan of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, described as follows: Beginning at an iron pin on the northerly margin of Milliken Bend Road, 57.7 feet southwest corner of the southeast corner of said lot; thence North 40 deg. west 201 feet to a stake; thence South 5 deg. 15' West 230.5 feet to a point in the north margin of Due West Avenue; thence with the margin of the same, South 87 deg. east 16.5 feet to the intersection of said Avenue and Milliken Bend Road; thence along the margin of said Road, around a slight curve, northeastwardly 151.9 feet to the point of beginning.

Being the same property conveyed to Anne O'Mara Griffin by deed from Clifton Grissom and wife, Inez J. Grissom of record in Book 3075, page 327, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne O' Mara Griffin (now deceased) and David Frazer Griffin, as joint tenants, with right of survivorship by warranty deed from Anne' O'Mara Griffin, of record in Book 4961, Page 534, Register's Office for Davidson County, Tennessee.

This is improved property, known as 225 East Due West Avenue, Madison, Tennessee 37115.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14 day of November, 2017.

David Frazer Griffin

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, David Frazer Griffin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 14 day of November, 2017.

Notary Public
My Commission Expires: 5/6/19