QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 96086 DEEDQC
05/23/2018 02:26:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180523-0049547

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., LLC
5115 Maryland Way
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don J. Waggoner, Trustee of the Don J. Waggoner Revocable Trust	Same	171-4-26-06DU 55661
(NAME) 5631 Clovermeade Dr.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Don J. Waggoner**, ("Grantor"), of Davidson County, Tennessee, does hereby bargain, sell, remise, release, quit claim and convey unto **Don J. Waggoner, Trustee of the Don J. Waggoner Revocable Trust**, and any amendments thereto, all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

LAND in Davidson County, Tennessee, being Lot No. 93 on the Plan of Section Eleven, Cloverland Acres, as of record in Plat Book 5200, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by deed from Jean P. Shearer, as Substitute Trustee of record in Book 8767, Page 429, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictive Covenants in Book 7231, Page 59 and Charter of record in Book 7148, Page 179, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback lines: utility anchor easement; drainage easement; public utility and drainage easement and public utility easement of record in Book 6900, Page 313, said Register's Office.

Being the same property conveyed to Harold E. Gooding and Wife, Patricia W. Gooding, by Warranty Deed from Rucker LTD., a Tennessee limited partnership, Book 7717, Page 251, Register's office for Davidson County, Tennessee.

Being the same property conveyed to **Don J. Waggoner**, by Quitclaim Deed dated December 13, 2000, from **Sandra L. Waggoner**, recorded in Instrument No. 20010102-0000696, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as **5631 Clovermeade Dr., Nashville, TN 37204**.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 18th day of May, 2018.

DON J. WAGGONER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me; the undersigned, Notary Public in and for said County and State, Don J. Waggoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of May, 2018.

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Commission expires: 5/5/19

RETURN TO:
The Law Office of S. Ruffin Craig, Jr., LLC
5115 Maryland Way
Brentwood, Tennessee 37027