PREPARED BY AND RETURNABLE TO:

Jana Davis Lamanna
BLACK MCLAREN JONES RYLAND & GRIFFEE, P.C.
530 Oak Court Drive, Suite 360
Memphis, Tennessee 38117

Bill Garrett Davidson County
Batch# 102496 DEEDQC
06/08/2018 02:57:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180608-0055356

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **PETER SEAN MAGARGEE**, of the County of Davidson, State of Tennessee, for and in consideration of the sum of TEN DOLLARS, do hereby bargain, sell, release, remise, quit claim, and convey unto **THE PETER SEAN MAGARGEE REVOCABLE LIVING TRUST**, all my right, title, and interest in and to the following described real estate, to wit:

Land in Davidson County, State of Tennessee, Being Lot No. 10, on the Plan of Glendale Park, Section One, as of record in Book 1130, Page 45, Register's Office for said County.

Said Lot No. 10 fronts 127 feet on the West side of Glendale Drive, or 10th South, (now Lealand Lane) and runs back between lines, 135 feet on the North line and 180 feet on the South line to a dead line in the rear on which it measures 136 feet.

Being the same property conveyed by Quitclaim Deed from John B. McKibbon, Jr., as Trustee Under the Will of Dawn McKibbon to Mary Bailey Jennings, as recorded on the 17th day of February, 2012, in Instrument No. 20120217-0013917 and Warranty Deed from Philip S. McSween and wife, Belinda S. McSween to John B. McKibbon, Jr., as Trustee Under the Will of Dawn McKibbon, as recorded on the 18th day of December, 2003 in Instrument No. 20031218-0180900, in the Register's Office of Davidson County, Tennessee.

David Felipe joins in the signing of this instrument to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENDALE PARK, SECTION ONE, as recorded in Plat Book 1130, Page(s) 45.

Source of title: 20171120-0118739

Parcel Identification No. 132-05-052.00

PROPERTY ADDRESS:
4303 Leealand Lane
Nashville, Tennessee 37204-4231

This Deed is prepared without any abstract or title search.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 8TH day of JUNE, 2018.

PETER SEAN MAGARGEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of June, 2018, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared PETER SEAN MAGARGEE, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this day and year above written.

Notary Public

TYLER ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-7-19

STATE OF TENNESSEE

THE FOLLOWING INFORMATION IS NOT PART OF THIS DEED:

Property Address:	4303 Lealand Lane Nashville, Tennessee 37204-4231
Owner Name:	Peter Sean Magargee
Owner Address and Address to Mail Tax Bills:	4303 Lealand Land Nashville, Tennessee 37204-4231

Parcel Identification No. 132-05-052.00