STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
1st Day of April, 2019.
Deputy Register

Karen Johnson Davidson County
Batch# 212367 DEEDQC
04/01/2019 01:25:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190401-0029199

Quitclaim Deed

RECORDING REQUESTED BY James R. Hay
AND WHEN RECORDED MAIL TO:
2715 Morena St
Nashville TN. 37208
, Grantee(s)

Send tax bills to
Rolanda L. Hay
353 Nesbit Lane
Madison TN. 37115

Consideration: $ 0
Property Transfer Tax: $ 0
Assessor's Parcel No.: #092060133 00

Source of Title
Book 5114
Page 433

PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

James R Hay
Signature of Preparer

Oct. 18, 2018
Date of Preparation

James R. Hay
Printed Name of Preparer 2715 Morena St. Nashville TN. 37208

THIS QUITCLAIM DEED, executed on Oct. 18 2018 in the County of Davidson, State of Tennessee by Grantor(s), James Roland Lee Hay, whose post office address is 2715 Morena St Nashville TN. 37208, to Grantee(s), Rolanda LeeVettee Hay, whose post office address is 353 Nesbitt Lane Madison TN. 37208,

WITNESSETH, that the said Grantor(s), James Roland Lee Hay, for good consideration and for the sum of Zero dollars ($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennesse and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor	Signature of Second Grantor (if applicable)
James Roland Lee Hay	
Print Name of Grantor	Print Name of Second Grantor (if applicable)
Signature of First Witness to Grantor(s)	Signature of Second Witness to Grantor(s)
Kimberly Bluing	
Print Name of First Witness to Grantor(s)	Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee	Signature of Second Grantee (if applicable)
Rolanda L Hay	
Print Name of Grantee	Print Name of Second Grantee (if applicable)
Signature of First Witness to Grantee(s)	Signature of Second Witness to Grantee(s)
Kimberly Bluing	
Print Name of First Witness to Grantee(s)	Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On October 18, 2018, before me, Brenda Boyd Ingle, a notary public in and for said state, personally appeared, James R. Hoy

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Brenda Boyd Ingle
Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____

BRENDA BOYD INGLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

Subscribed and sworn to before me, in my presence, this 18th day of October, 2018, a Notary Public in and for the county of Davidson state of Tennessee

Brenda Boyd Ingle
Notary Public

My Commission Expires 7/6, 2020

Exhibit 4

WARRANTY DEED

BOOK 5114 PAGE 433

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,900.00

Affiant James Roland Lee Hay

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 19 77

Notary Public

MY COMMISSION EXPIRES: May 2, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joe Saperstein (NAME) Suite 303, 4515 Harding Road Nashville, TN 37205 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Roland Lee Hay, et ux (NAME)	Collateral Investment Co. (NAME)	Map 92-6-133
2715 Morena Street (STREET ADDRESS OR ROUTE NUMBER)	2233 4th Avenue, North (STREET ADDRESS)	Par 11W-32050
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James R. Hillin and wife Nancy T. Hillin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Roland Lee Hay and wife, Sandra E.M. Hay

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being part of Lot No. 353 of Block 22, Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee being more particularly described as follows:

Beginning at a point in the northeast corner of Lot No. 354, Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, said point being the southeast corner of the property herein conveyed and located on the western margin of an alley; thence north 9 deg. 47' 08" W 61 feet along the westerly margin of said alley to a point in the southerly margin of Morena Street; thence along the southerly margin of Morena Street South 82 deg. 16' 47" W 112.85 feet; thence leaving the margin of said road south 13 deg. 05' 15" W 21.85 feet to a point of curvature, said point being the commencement of an arc with a radius of 241.00 feet and being concave to the east; thence with and binding on said arc curving to the left, 46.75 feet to a point in the common line between lots 353 and 354 in the aforesaid subdivision; thence with the common line between said lots 353 and 354, north 80 deg. 22' 02" E 135.16 feet to the point of beginning.

Being the same property conveyed to James R. Hillin and wife, Nancy T. Hillin by deed from Shaw C. Brooks, Jr. of record in Book 5069, page 781, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2715 Morena Street (House Number) (Street) (P. O. Address) Nashville (City or Town) 37208 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hand s this 10th day of February, 19 77

James R. Hillin
JAMES R. HILLIN

Nancy T. Hillin
NANCY T. HILLIN