Davidson County DEEDQC
Recvd: 05/22/08 10:38 3 pg:
Fees:17.00 Taxes:0.00
20080522-0052569

Recordings Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

QUITCLAIM DEED (3)

MAIL RECORDED DEED TO:

RUSH MILLER
JULIE TAYLOR
2501 OAKLAND AVENUE
NASHVILLE, TN 37212

OWNER (SEND TAX BILLS TO):

RUSH MILLER
JULIE TAYLOR
2501 OAKLAND AVENUE
NASHVILLE, TN 37212

45361876-1

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 which is hereby acknowledged, RUSH MILLER and JULIE TAYLOR, husband and wife, who took title as an unmarried man and an unmarried woman (herein, "Grantor"), whose address is 2501 Oakland Avenue, Nashville, TN 37212, hereby bargains, sells, remises, releases, quit claims and conveys to RUSH MILLER and JULIE TAYLOR, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2501 Oakland Avenue, Nashville, TN 37212, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

WITNESS my hand and seal this 29th day of April, 2008.

GRANTOR:

Rush Miller

Julie Taylor

PENNY S. CAPRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
July 5, 2011

PIN NO: 104-16-275

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rush Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2008.

[Affix Notary Seal]

PENNY S. CAPRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Penny S Capron
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

MY COMMISSION EXPIRES:
July 5, 2011

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Julie Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2008.

[Affix Notary Seal]

PENNY S. CAPRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Penny S Capron
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

MY COMMISSION EXPIRES:
July 5, 2011

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

EXHIBIT A

[Legal Description]

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NO. 195 ON THE BELMONT LAND COMPANY'S PLAN, CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 195 FRONTS 50 FEET ON THE WESTERLY SIDE OF OAKLAND STREET, OR AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF BEECHWOOD AVENUE 175 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR.

PROPERTY KNOWN AS 2501 OAKLAND AVENUE, NASHVILLE, TENNESSEE 37212.

TAX ID #: 104-16-275

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20070907-0107596, on September 7, 2007.

PIN NO: 104-16-275

STREET ADDRESS:

2501 Oakland Avenue, Nashville, TN 37212

U45361876-050P03
QUIT CLAIM DEED

US Recordings