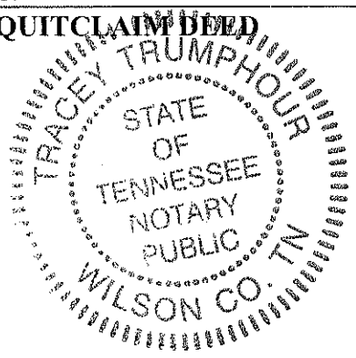
File No. 290700487

# QUITCLAIM DEED




STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Crystal Canaday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11.28.09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 08/07/09 10:08 3 pgs
Fees:17.00 Taxes:0.00
**20090807-0074482**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Canaday | Mortgage Investors Group | 05103003900 |
| (NAME) | (NAME) | |
| 816 Vantrease Road | 13018 Lebanon Road, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Mt. Juliet, Tennessee 37122 | |
| (CITY) (STATE) (ZIP) | (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, Daniel Canaday, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO Joseph Canady and Crystal Canaday, Husband and Wife, 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:

**Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Stratton Heights, as of record in Plat Book 1835, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to DANIEL CANADAY, AN UNMARRIED PERSON by deed from PEGGY ANN MARION, UNMARRIED of record in Instrument No. 20020805-0093419 on 07/31/2002 and filed for record on 08/05/2002, Register's Office for DAVIDSON County, Tennessee.**

All matters as set forth per Plat Book 1835, Page 13, said Register's Office.

Sanitary Sewer and Storm Drainage Easement of record in Book 5243, Page 67, said Register's Office.

Joseph Canaday, Joseph D. Canaday and Daniel Canaday being one in the same person.

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 816 Vantrease Road, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 31st day of July, 2009.

Daniel Canaday

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joseph Canaday, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 7/31/2009.

My Commission Expires:

Notary Public

Witness my hand at office this 31st day of July, 2009.

Commission expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

**File Number: 290700487**

**RETURN TO:**

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

