After Recording Return To:

WHEN RECORDED, RETURN TO:
EQUITY LOAN SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 2
Accommodation Recording Per Client Request

Davidson County DEEDQC
Recvd: 01/12/10 14:07 5 pgs
Fees:27.00 Taxes:0.00
20100112-0002923

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

6315 343n-4
Map & Parcel: (1) of (2)
Map 84 Parcel 147 Group 11

4156065

QUIT CLAIM DEED

[this deed is being executed to add a spouse to title]

Mail Tax Statement to
New Owner/ Property Being Conveyed
Michael R. Miller
Kimberly S. Miller
2309 Aubrey Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 23 day of December, 2009, between MICHAEL R. MILLER, a married man, residing at 2309 Aubrey Drive, Nashville, TN 37214 hereinafter referred to as "**Party of the First Part**" and MICHAEL R. MILLER and KIMBERLY S. MILLER, husband and wife, as tenants by the entirety, residing at 2309 Aubrey Drive, Nashville, TN 37214, hereinafter referred to as "**Parties of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Parties of the Second Part, the following described premises, to wit:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 226, ON THE PLAN OF MAPLECREST SUBDIVISION, OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-IMPOSED HEREBY.

BEING THE SAME PROPERTY AS CONVEYED TO MICHAEL R. MILLER BY QUITCLAIM DEED FROM KIMBERLY S. MILLER, RECORDED 10/06/2005, AS DOCUMENT NO. 20051006-0120700 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 2309 Aubrey Drive, Nashville, TN 37214
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

x _____
MICHAEL R. MILLER

STATE OF TENNESSEE } **COUNTY OF** Davidson }

My Commission Expires NOV 4, 2013

On this 23 day of December, 2009, before me personally appeared MICHAEL R. MILLER, to me known (or proved to me on the basis of satisfactory evidence) 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.

_____
NOTARY PUBLIC
Claudia Boyett

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

x _____
Affiant
Kimberly S. Miller

Subscribed and sworn to before me
this 23 day of December, 2009.

_____
NOTARY PUBLIC
Claudia Boyett

My Commission Expires: My Commission Expires NOV 4, 2013

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

Example of Oath of Consideration:

State of TN

County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

x Kimberly S. Miller

Affiant

Kimberly S. Miller

Subscribed and sworn to before me

This 23 day of December, ~~2006~~ 2009

Claudia Boyett

Notary Public, TN

My commission expires: 11-4-2013

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

Form No. 3301 (01/08)
Short Form Commitment

ORDER NO: **6315343n**
FILE NO: **6315343n**
CUSTOMER REF: **0115040727**

Exhibit "A"

Real property in the City of **NASHVILLE**, County of **Davidson**, State of **Tennessee**, described as follows:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 226, ON THE PLAN OF MAPLECREST SUBDIVISION, OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being all of that certain property conveyed to MICHAEL R. MILLER from KIMBERLY S. MILLER, by deed dated 10/05/2005 and recorded 10/06/2005, as Instrument No. 20051006-0120700 of official records.

APN #: **08411014700**

MILLER
41560645 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

(4)

True Copy Certification

I, Robert Joffre, 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.

Signature

State of Ohio

County of Cuyahoga

Personally appeared before me, Tiffany E. Dandy, a notary public for this county and state, Robert Joffre who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec. 16, 2011

Notary' Seal



TIFFANY DANDY
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
December16, 2011