Box 13

BILL GARRETT, Davidson County
Trans:T20100043430 DEEDQC
Recvd: 07/15/10 12:38 1 pgs
Fees:12.00 Taxes:0.00
20100715-0055574

FROM: Epic Homes, LLC

To: James L. Shumaker

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| James L. Shumaker | Owner | 082-13-0-057 |
| 715 B Hogan Branch Rd | | |
| Hendersonville, TN 37075 | | |

THIS INSTRUMENT WAS PREPARED BY

**Advantage Title and Escrow**
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211

Prepared from information furnished by the parties

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever greater, for this transaction is
$ 0.00

affiant

Subscribed and sworn to before me this the 12th day of July, 2010

Notary Public
Commission Expires:_____

I, **Epic Homes, LLC,** do hereby quitclaim to **James L. Shumaker**, his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 21 and the westerly 10 feet of Lot No. 22 on the Plan of Block "A" of the Bransford's Realty Company's North Hill Subdivision, of record In Book 332, Page 23, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said easterly part of Lot No. 21 and westerly part of Lot No. 22 fronts together 40 feet on the southerly side of Jackson Street and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Epic Homes, LLC, by deed of record in Instrument No. 20091005-0092191, said Register's Office.

Unimproved ( )
This is improved property (X ) known as

901 Jackson Street Nashville TN 37208

Witness our/my hand(s) this the 12th day of July, 2010.

**Epic Homes, LLC**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Shumaker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledges himself to be the CEO of Epic Homes, LLC the within named bargainor, and that he as such CEO being authorized so to do, executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 12th day of July, 2010.

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public
Commission Expires:_____