BILL GARRETT, Davidson County
Trans:T20110029253 DEEDQC
Recvd: 05/17/11 10:26 4 pgs
Fees:22.00 Taxes:0.00
20110517-0037584

RECORDATION REQUESTED BY/RETURN TO:

HOME LOAN CENTER, INC.
163 TECHNOLOGY DRIVE
IRVINE, CA 92618
SEND TAX NOTICES TO: (NEW OWNER)
Kristin Higdon
1213 Ardee Avenue
Nashville, TN 37216

INSTRUMENT WAS PREPARED BY:
KRISTIN J. KEITH
1213 ARDEE AVENUE
NASHVILLE, TN 37216
3190770

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

STATE OF Tennessee
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 $ 0 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

THIS QUITCLAIM DEED, Executed this 23 day of April 2011 , by first party KRISTIN HIGDON FORMERLY KNOWN AS KRISTIN J. KEITH, UNMARRIED AND DAVID S. HIGDON, UNMARRIED

to second party,
KRISTIN HIGDON AND DAVID HIGDON, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of NASHVILLE , County of DAVIDSON , to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
APN#61-15-75

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Grantor DAVID S. HIGDON

Grantor KRISTIN J. KEITH F/K/A KRISTIN HIGDON

Grantor

Grantor

Grantor

Grantor

Witness

Witness

STATE OF TENNESSEE
COUNTY OF Davidson } SS.

On this 23 day of April 2011, before me personally appeared DAVID S. HIGDON AND KRISTIN J. KEITH F/K/A KRISTIN HIGDON, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he (they) executed the same as his (their) free act and deed.

JOSEPH KAROVICS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Seal)

Notary Public

My Commission Expires: 4th November 2013

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson } SS.

Subscribed and sworn before me this 23 day of April, 2011.

(Seal)

JOSEPH KAROVICS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 4th November 2013

TN "TNQCD2"

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF RESUBDIVISION OF SUNNYMEADE BLOCK C OF RECORD IN PLAT BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Derivation Clause

This instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded [at Book ——— Page ———] [under Instrument No. [20050930-0117570] in the Register's Office of Davidson County, Tennessee.

Parcel ID: 61-15-75

Commonly known as 1213 Ardee Avenue, Nashville, TN 37216
However, by showing this address no additional coverage is provided

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ California
COUNTY OF Orange

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.00.

Wendy Valdez
Affiant

Subscribed and sworn to before me this 28th day of April, 2011.

M. L. Baldwin
Notary Public

My Commission Expires: 6-11-14

M. L. BALDWIN
COMM. # 1892342
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JUNE 11, 2014