Davidson County DEEDQC
Recvd: 06/17/11 08:01 4 pgs
Fees:22.00 Taxes:0.00
20110617-0046396

Commitment Number: 204.02036

AFTER RECORDING RETURN TO:
UPF WASHINGTON INC
12410 E MIRABEAU PKWY #100
SPOKANE VALLEY WA 99216
REF # 280813

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Janice L. Williams and **Douglas E. Grubbs Jr.,** , 1516A FERGUSON AVE, NASHVILLE, TN 37212.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117 08 0 124.00

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due
Janice L. Williams married to **Douglas E. Grubbs Jr.**, hereinafter grantor, of **Davidson County, Tennessee**, for without consideration paid, grants and quitclaims to **Janice L. Williams** and **Douglas E. Grubbs Jr.** , for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1516A FERGUSON AVE, NASHVILLE, TN 37212.**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE WESTERLY 49.5 FEET FRONT AND 47 FEET REAR OF LOT NO. 155 ON THE MAP OF VICTORIA PLACE, AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 155 FRONTS 49.5 FEET ON THE NORTHERLY SIDE OF FERGUSON AVENUE AND RUNS BACK BETWEEN LINES 152 FEET TO AN ALLEY, MEASURING 47 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JANICE L. WILLIAMS UNMARRIED by Virtue of the Warranty deed from EDWARD SUTTON, JR. AND WIFE, GEORGIA COMPTON IN BOOK 9943, PAGE 961, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on March 31, 2011:

Janice L. Williams

Douglas E. Grubbs Jr.

STATE OF Tennessee
COUNTY OF Sumner

The foregoing instrument was acknowledged before me on March 31, 2011 by **Janice L. Williams** and **Douglas E. Grubbs Jr.**, who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

My commission expires:
10/21/2014

JANE T. TARVER
State of Tennessee Notary Public
SUMNER COUNTY, TENNESSEE

Jane T. Tarver
Notary Public

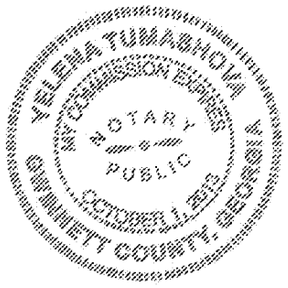
Maximum principal indebtedness for Tennessee recording tax purposes is 0.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Georgia
County of Fulton

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7 day of April, 2011.



(Seal)

Sarah Perkins
Affiant

Sarah Perkins
Print Name

Notary Public

My commission expires:

10/01/2013

Yelena Tumashova
Print Name

Grantees' Names and Address:

Janice L. Williams and **Douglas E. Grubbs Jr.**
1516A FERGUSON AVE, NASHVILLE, TN 37212.
Send tax statement to grantees

TRUE COPY CERTIFICATION

I, Michelle Steinmetzer, do hereby make oath that I am 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.

State of Washington)

County of Spokane)

Personally appeared before me, Janice M Willmering, a notary public for this county and state, Michelle Steinmetzer, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Janice M Willmering

My commission expires: 2/1/2014
Notary seal

Notary Public
State of Washington
Janice M Willmering
Commission Expires 02-01-2014