Commitment Number: 204.02059

AFTER RECORDING RETURN TO:
UPF WASHINGTON INC
12410 E MIRABEAU PKWY #100
SPOKANE VALLEY WA 99216
REF # 284923

Davidson County DEEDQC
Recvd: 07/06/11 11:47 4 pgs
Fees:22.00 Taxes:0.00
20110706-0051666

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:
Steven T. Burns, 582 WHISPERING HILLS DR, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147 11 0 079.00
Exempt from transfer tax as a deed without consideration. Tenn. Code Section 67-4-409(4)

QUITCLAIM DEED

Steven T. Burns, having acquired title as an unmarried man, now married to Kimberly P. Burns, hereinafter grantor, of **Davidson County, Tennessee**, for $0.00 (Zero Dollars) in consideration paid, grants and quitclaims to **Steven T. Burns, married,** hereinafter grantee, whose tax mailing address is **582 WHISPERING HILLS DR, NASHVILLE, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 413, SECTION II-C, PLAN OF WHISPERING HILLS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGES 66 AND 67, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM NANCY

E. HIBBETT, A SINGLE WOMAN TO STEVEN T. BURNS, AN UNMARRIED MAN, AS DATED 12/19/2007, RECORDED ON 12/21/2007, IN INSTRUMENT NO. 20071221-0146483, DAVIDSON COUNTY, TN.

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 grantee forever.

Executed by the undersigned on JUNE 17th, 2011:

Steven T. Burns

Kimberly P Burns

Kimberly P. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on JUNE 17th, 2011 by **Steven T. Burns** and **Kimberly P. Burns**, who is personally known to me or has produced TN DL 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.

EVANS A. MEZGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires
March 3, 2015

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 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 $ 0.00 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 17th day of JUNE, 20 11.

Affiant

STEVEN T. BURNS
Print Name

(Seal)

EVANS A. MEZGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

My Commission Expires
March 3, 2015

EVANS A. MEZGER
Print Name

Grantee's Name and Address:

Steven T. Burns
582 WHISPERING HILLS DR, NASHVILLE, TN 37211
Send tax statement to grantee

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