This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County DEEDQC
Recvd: 07/20/11 15:55 3 pgs
Fees:18.00 Taxes:331.68
20110720-0055697

ADDRESS NEW OWNER:
Lois Donaldson
2013 Avalon Drive
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MAP	**073**
GROUP	**01-0**
PARCEL	**156.00**

QUITCLAIM DEED

"Prepared by information provided by the parties hereto without benefit of a title examination"

FOR AND IN CONSIDERATION of One Dollar an other good and valuable consideration, **Katherine Hunter,** unmarried, and **Fredrick A. Hunter and wife, Ivy J. Hunter** hereinafter called the "GRANTORS", have bargained and sold , and by these presents, do transfer and convey all right, title and interest that they may have in and to the following described real property unto **Lois Donaldson, unmarried,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 3, of the Plan of Virginia Manor, as of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Katherine Hunter and Fredrick A. Hunter and Ivy J. Hunter by deed from Judy M. Filson and Nancy Abbott and John Harry Murphy, III dated May 25, 2004, of record in Instrument no. 20040603-0065323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is improved property known as 2013 Avalon Drive, Nashville, Tennessee 37206.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 11 day of July ~~June~~, 2011.

Fredrick A. Hunter

Ivy J. Hunter

STATE OF ALABAMA)
COUNTY OF Tuscaloosa)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Fredrick A. Hunter and Ivy J. Hunter**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of July, 2011.

NOTARY PUBLIC
MyCommissionExpires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 3, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $89,642.00

AFFIANT

Subscribed and sworn to before me on this 11th day of July, 2011.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

WITNESS my hand this the 11 day of July, 2011

Katherine Hunter

STATE OF ~~FLORIDA~~ Alabama
COUNTY OF Tuscaloosa

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Katherine Hunter,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2011.

NOTARY PUBLIC
MyCommissionExpires:

MY COMMISSION EXPIRES 3-17-2014

CERTIFICATION

I, Toni Waynick, 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.

Toni Waynick

State of Tennessee
County of Davidson

On this 14th day of July, 2011, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Toni Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011