After Recording Return to:
AVENUE 365 LENDER SERVICES, LLC
Attn: CHRISTIAN WARREN
4000 CHEMICAL RD.
PLYMOUTH MEETING, PA 19462
File No. 1113978

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Davidson County DEEDQC
Recvd: 01/18/12 13:20 5 pgs
Fees:27.00 Taxes:0.00
20120118-0004921

Tax ID No.:
126 16 0A 625.00

QUIT CLAIM DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 22 day of Dec, 2011, by and between KELLI D. COX, F/K/A KELLI D. BRIAN, 7449 RIVERLAND DRIVE, NASHVILLE, TN 37221 hereinafter referred to as Grantor(s) and KELLI D. COX, A MARRIED WOMAN AND ISAIAC JOSEPH COX, A MARRIED MAN, TENANTS BY THE ENTIRETY, 7449 RIVERLAND DRIVE, NASHVILLE, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, Tennessee:

SEE ATTACHED EXHIBIT "A"

Also known as: 7449 RIVERLAND DRIVE, NASHVILLE, TN 37221
Property Tax ID No.: 126 16 0A 625.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT: 20070402-0038833, Recorded: 04/02/2007

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 126 16 0A 625.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Kelli B. Cox F/K/A Kelli D. Brian 12/22/2011
KELLI B. COX, F/K/A KELLI D. BRIAN

STATE OF Louisiana
COUNTY OF EBR
Personally appeared before me, the undersigned notary public of the aforesaid County and State, KELLI D. COX, F/K/A KELLI D. BRIAN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 22 day of Dec, 2011.

Notary Public
Commission expires: With Life

CATHY S. AGUILLARD
Notary Public #9916
My commission expires With Life

CATHY S. AGUILLARD - ID NO. 9916
NOTARY PUBLIC
EAST BATON ROUGE PARISH, LA

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Kelli B. Cox 12/22/2011

Subscribed and sworn to before me this 22 day of Dec, 2011

Notary Public

Commission Expires With Life

CATHY S. AGUILLARD
Notary Public #9916
My commission expires With Life

Name and address for person(s) responsible for taxes:

KELLI D. COX AND ISAIAC JOSEPH COX
7449 RIVERLAND DRIVE
NASHVILLE, TN 37221

Name and address of property owner:

KELLI D. COX AND ISAIAC JOSEPH COX
7449 RIVERLAND DRIVE
NASHVILLE, TN 37221

CATHY S. AGUILLARD - ID NO. 9916 NOTARY PUBLIC EAST BATON ROUGE PARISH, LA

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 380 ON THE PLAN OF FINAL PLAT, RIVERWALK, PHASE 4-C, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20060328-00350552, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

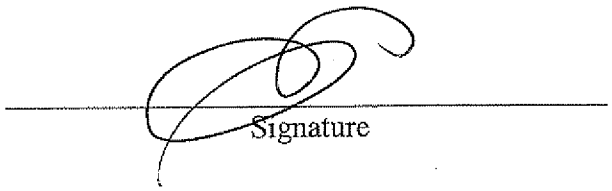
PARCEL: 126 16 0A 625.00

BEING THE SAME PREMISES CONVEYED UNTO KELLI D. BRIAN, BY VIRTUE OF DEED FROM THE CRAIG COMPANY, A TENNESSEE CORPORATION DATED MARCH 27, 2007, RECORDED APRIL 2, 2007 IN INSTRUMENT NO. 20070402-0038833, DAVIDSON COUNTY, TN.

PROPERTY COMMONLY KNOWN AS: 7449 RIVERLAND DRIVE, NASHVILLE, TN 37221

True Copy Certification

I, __Pheng Phanhsackdy_____, do hereby make oath that I am a licensed attorney and/or 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.



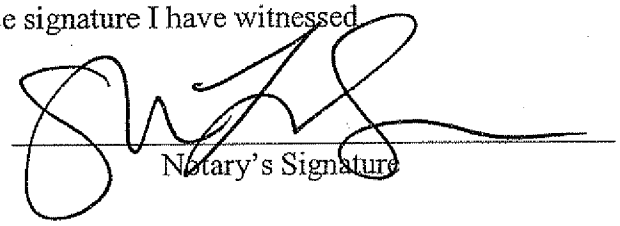
Signature

State of _____Pennsylvania_____

County of _____Montgomery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Pheng Phanhsackdy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP., MONTGOMERY COUNTY
My Commission Expires May 17, 2015



Notary's Signature

My Commission Expires: 5/17/15
Notary' Seal (if on paper)