After Recording Return to:
MORTGAGE CONNECT, LP
Attn: AMY HILLGROVE
200 CORPORATE CENTER DRIVE
MOON TOWNSHIP, PA 15108
File No. 535927

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Davidson County DEEDQC
Recvd: 06/28/12 12:19 5 pgs
Fees:27.00 Taxes:0.00
20120628-0056811

Tax ID No.:
085 09 0 019.00

MC: 535927

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ HAMILTON BOE

THIS INDENTURE made and entered into on this 22nd day of June, 2012 by and between CYNTHIA S. LADD, F/K/A CYNTHIA S. WALKER, A MARRIED WOMAN, WHO TOOK TITLE AS UNMARRIED, 3152 HUNTERS HILL ROAD, NASHVILLE, TN 37214, hereinafter referred to as Grantor(s) and ANTHONY M. LADD AND CYNTHIA S. LADD, HUSBAND AND WIFE, 3152 HUNTERS HILL ROAD, NASHVILLE, TN 37214, 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: 3152 HUNTERS HILL ROAD, NASHVILLE, TN 37214
Property Tax ID No.: 085 09 0 019.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 7864, PAGE 677, Recorded: 06/14/1989

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

Assessor's parcel No. 085 09 0 019.00

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

Cynthia S. Ladd F/K/A Cynthia S. Walker
CYNTHIA S. LADD, F/K/A
CYNTHIA S. WALKER

STATE OF Tennessee
COUNTY OF Hamilton
Personally appeared before me, the undersigned notary public of the aforesaid County and State, Cynthia S. Ladd F/K/A Cynthia S. Walker, 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 22nd day of June, 2012.

Berta E. Davidson
Notary Public
Commission expires: 01-08-2014

BERTA E. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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 is $ $1.00.

Cynthia S. Ladd F/K/A Cynthia S. Walker
Affiant

Subscribed and sworn to before me this 22nd day of June, 2012.

Berta E Davidson
Notary Public
Commission Expires 01-08-2014

BERTA E. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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

ANTHONY M. LADD AND CYNTHIA S. LADD
3152 HUNTERS HILL ROAD
NASHVILLE, TN 37214

Name and address of property owner:

ANTHONY M. LADD AND CYNTHIA S. LADD
3152 HUNTERS HILL ROAD
NASHVILLE, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 100, ON THE PLAN OF KNOB SECTION, LINCOYA HILLS OF RECORD IN PLAT BOOK 2331, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA S. WALKER, UNMARRIED BY DEED FROM CHARLES EDGAR LINVILLE, JR. AND WIFE, DOLORES BELL LINVILLE RECORDED 06/14/1989 IN BOOK 7864 PAGE 677 IN DAVIDSON COUNTY, TENNESSEE RECORDS.

PARCEL ID NUMBER: 085 09 0 019.00

PROPERTY COMMONLY KNOWN AS: 3152 HUNTERS HILL ROAD, NASHVILLE, TN 37214.

True Copy Certification

I, Cathy Manges, 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 Allegheny

Personally appeared before me, [Nicole M Yonlisky], a notary public for this county of Allegheny and state of Pennsylvania, [Cathy Manges] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 5.14.2014
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Chippewa Twp., Beaver County
My Commission Expires May 14, 2014
Member, Pennsylvania Association of Notaries