BILL GARRETT, Davidson County
Trans:T20120053581 DEEDQC
Recvd: 07/20/12 13:10 4 pgs
Fees:22.00 Taxes:0.00
20120720-0064017

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

File No. NRE-25482

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

Tax ID No.:
163 11 0E 032.00

2134 rec'l

QUIT CLAIM DEED

Record 1st
77827591-01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 10 day of July, 2012, by and between TIFINIE P. CAPEHART, F/K/A TIFINIE P. ADAMS, 2940 BABY RUTH LANE #5, ANTIOCH, TN 37013, hereinafter referred to as Grantor(s) and TIFINIE P. CAPEHART, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, 2940 BABY RUTH LANE #5, ANTIOCH, TN 37013, 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: 2940 BABY RUTH LANE #5, ANTIOCH, TN 37013
Property Tax ID No.: 163 11 0E 032.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20070703-0079292, Recorded: 07/03/2007

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. 163 11 0E 032.00

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

Tifinie P. Capehart, F/K/A Tifinie P. Adams

TIFINIE P. ~~CAPHART~~, F/K/A CAPEHART TPA
TIFINIE P. ADAMS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Tifinie P. Capehart, F/K/A Tifinie P. Adams, 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 10th day of July, 2012

Karen R. Campbell
Notary Public
Commission expires: Jan. 6, 2014

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

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 $ Ø.

Tifinie P Capehart
Affiant

Subscribed and sworn to before me this 10th day of July, 2012

Karen R. Campbell
Notary Public
Commission Expires Jan. 6, 2014

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

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

TIFINIE ~~CAPHART~~ CAPEHART (TPA)
2940 BABY RUTH LANE #5
ANTIOCH, TN 37013

Name and address of property owner:

TIFINIE ~~CAPHART~~ CAPEHART (TPA)
2940 BABY RUTH LANE #5
ANTIOCH, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

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

BEING UNIT NO. 5, OAK GROVE TOWNHOMES, ACCORDING TO PLAT OF RECORD IN INSTRUMENT NUMBER 20021126-0146722, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE MORE A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

TAX MAP REFERENCE: 163 11 0E 032.00

PROPERTY COMMONLY KNOWN AS: 2940 BABY RUTH LANE #5, ANTIOCH, TN 37013



+U02805497+
2134 7/13/2012 77827591/1