Davidson County DEEDQC
Recvd: 07/24/12 16:30 6 pgs
Fees:32.00 Taxes:0.00
20120724-0065131

Prepared by: Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001

QUITCLAIM DEED

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 18150785

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged by RACHEL HEDGES now known as RACHEL FOX, a married woman, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto RACHEL FOX and KENNETH RAY FOX, JR., wife and husband, whose mailing address is 235 Willow Lane, Nashville, TN 37211, as tenants by the entirety with rights of survivorship as at Common Law, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in Davidson County, State of Tennessee, ID# 148-05-0-060-00, being known and designated as:

Lot 45 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.
See Exhibit A attached.
Being the same property conveyed to James W. Albert II, unmarried, by deed from Christopher N. Mitchell and wife, Barbara F. Mitchell of record in Instrument No. 20021031-0133583 on

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 14336**

10/28/2002 and filed for record on 10/31/2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

Rachel Hedges nka Rachel FOX (seal)
RACHEL HEDGES now known as
RACHEL FOX

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RACHEL HEDGES now known as RACHEL FOX, has acknowledged the same before me in the County and State aforesaid, on this 23 day of May, 20 12.

Notary Public Gloria M. Jackson
My Commission expires:

My Commission Expires
March 4, 2013

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Valuation Affidavit

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 $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Rachel FOX

Kenneth Ray Fox Jr.

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Affiant Affiant

Subscribed and sworn to before me this 23 day of May, 2012

Notary Public Gloria M. Jackson
Commission expires:

My Commission Expires
March 4, 2013

GLORIA M. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Send tax statements to:

Grantor Name, Address

RACHEL HEDGES now known as
RACHEL FOX and

235 Willow Lane
Nashville, TN 37211

Grantee Name, Address

RACHEL FOX and
KENNETH RAY FOX, JR.
235 Willow Lane
Nashville, TN 37211

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I/we have read and accept this Invoice, Disclosure and Agreement and have reviewed and accept the documents prepared for the above referenced closing:

Rachel Hedges now known as Rachel Fox
By, Rachel Hedges nka Rachel Fox

Kenneth Ray Fox, Jr.
By, Kenneth Ray Fox Jr.

Rachel Fox
By, Rachel Fox

Kenneth Ray Fox, Jr.
By, Kenneth Ray Fox Jr.

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, ID# 148-05-0-060-00, BEING KNOWN AND DESIGNATED AS:

LOT 45 ON THE PLAN OF HILLBROOK, SECTION 2 OF RECORD IN PLAT BOOK 3300, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERNCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. ALBERT II, UNMARRIED BY DEED FROM CHRISTOPHER N. MITCHELL AND WIFE, BARBARA F. MITCHELL OF RECORD IN INSTRUMENT NO. 20021031-0133583 ON 10/28/2002 AND FILED FOR RECORD ON 10/31/2002, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MORE COMMONLY KNOWN AS: 235 WILLOW LANE, NASHVILLE, TN 37211

True Copy Certification

I, Terri Baker, 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 PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker 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: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries