After Recording Return to:
VALUAMERICA
Attn: SHAWN MUNDELL
113 TECHNOLOGY DR
PITTSBURGH, PA 15275
File No. 1273517625

BILL GARRETT, Davidson County
Trans:T20120058533 DEEDQC
Recvd: 08/07/12 14:52 5 pgs
Fees:27.00 Taxes:0.00
20120807-0070404

This document prepared by:

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

Tax ID No.:
108160128.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 4 day of August, 2012, by and between TIFFANY REYNOLDS, F/K/A TIFFANY M. SITZMAN, A MARRIED WOMAN AND JON M. SITZMAN, A MARRIED MAN, WHO ACQUIRED TITLE AS WIFE AND HUSBAND, with a mailing address to 1517 WATERCRESS DRIVE, NASHVILLE, TN 37214 hereinafter referred to as Grantor(s) and JON M. SITZMAN, A MARRIED MAN, with a mailing address to 1517 WATERCRESS DRIVE, 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: 1517 WATERCRESS DRIVE, NASHVILLE, TN 37214
Property Tax ID No.: 108160128.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER 20030224-0024005, Recorded: 02/24/2003

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. 108160128.00

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

Tiffany M. Reynolds F/K/A Tiffany M. Sitzman

TIFFANY REYNOLDS, F/K/A
TIFFANY M. SITZMAN

STATE OF
COUNTY OF

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ~~DAVIDSON, TENNESSEE~~ *, 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 4 day of August, 2012.

Notary Public
Commission expires: June 21, 2016

JOHNATHAN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

* Tiffany Reynolds F/K/A
Tiffany Sitzman

Assessor's parcel No. 108160128.00

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

JONATHAN M. SITZMAN

STATE OF
COUNTY OF

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JMS ~~Davidson, Tennessee~~*, 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 4 day of August, 2012.

Notary Public
Commission expires: June 21, 2016

JOHNATHAN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

* Jonathan M. Sitzman

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 $ 0.

Affiant

Subscribed and sworn to before me this 7th day of August, 2012

L. Chandler, Dep Reg

~~Notary Public~~

~~Commission Expire~~s _____

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

JON M. SITZMAN
1517 WATERCRESS DRIVE
NASHVILLE, TN 37214

Name and address of property owner:

JON M. SITZMAN
1517 WATERCRESS DRIVE
NASHVILLE, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 02/20/2003 AND RECORDED 02/24/2003 AS INSTRUMENT NUMBER 20030224-0024005 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

BEING LOT NO. 60, ON THE PLAN OF LAKEVIEW HILLS, SECTION 4, OF RECORD IN PLAT BOOK 5190, PAGE 729 AND AMENDED IN BOOK 5200, PAGE 642, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TIFFANY M. SITZMAN AND JON M. SITZMAN, WIFE AND HUSBAND, FROM ANGELA L. JOHNSON ZAFFINO F/K/A ANGELA L. JOHNSON AND HUSBAND TIMOTHY ZAFFINO, IN DEED DATED 2/20/2003 RECORDED 2/24/2003 IN INSTRUMENT 20030224-0024005IN DAVIDSON COUNTY RECORDS.

PARCEL NO. 108160128.00

PROPERTY COMMONLY KNOWN AS: 1517 WATERCRESS DRIVE, NASHVILLE, TN 37214