After Recording Return to:

Return To: ✓ 1 OF 2
First Title & Escrow
7361 Calhoun Pl, STE 200
Rockville, MD 20855

File No. 89889

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

BILL GARRETT, Davidson County
Trans:T20120060296 DEEDQC
Recvd: 08/14/12 09:44 4 pgs
Fees:22.00 Taxes:0.00
20120814-0072482

Tax ID No.:
103 10 0011.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AWK

THIS INDENTURE made and entered into on this 8 day of August, 2012, by and between ANNE W. KNIGHT, F/K/A ANNE C. WOLFENDEN, 717 BRANCH CREEK ROAD, NASHVILLE, TN 37209, hereinafter referred to as Grantor(s) and ANNE W KNIGHT AND JEFFREY T. KNIGHT, WIFE AND HUSBAND, 717 BRANCH CREEK ROAD, NASHVILLE, TN 37209, hereinafter referred to as Grantee(s). AWK

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"

PARCEL 103 10 0011.00

Also known as: 717 BRANCH CREEK ROAD, NASHVILLE, TN 37209
Property Tax ID No.: 103 10 0011.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20090319-0024868, Recorded: 03/19/2009

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. 103 10 0011.00

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

Anne W Knight

AK ANNE ~~X~~ KNIGHT, F/K/A
ANNE C. WOLFENDEN

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Anne W. Knight, 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 8 day of August, 2012

Todd A Richards

Notary Public
Commission expires: 9-9-14

TODD A. RICHARDS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 ANNE W Knight

Subscribed and sworn to before me this 8 day of August, 2012.

Notary Public

Commission Expires 9-9-14

STATE OF TENNESSEE NOTARY PUBLIC
TODD A. RICHARDS
COUNTY OF DAVIDSON

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

ANNE ~~X~~ W KNIGHT AND JEFFREY T. KNIGHT
717 BRANCH CREEK ROAD
NASHVILLE, TN 37209

A/C

Name and address of property owner:

ANNE ~~X~~ W KNIGHT AND JEFFREY T. KNIGHT
717 BRANCH CREEK ROAD
NASHVILLE, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE. BEING LOT NO.31 ON THE PLAN OF BROOKSIDE COURTS, ADDITION NO. 3 OF RECORD IN PLAT BOOK 1835, PAGE 107, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY AS TRANSFERRED BY WARRANTY DEED ON 03/16/2009 AND RECORDED 03/19/2009 FROM DAVID GRAHAM YOUNG AND WIFE, NEEL WEBB YOUNG TO ANNE C. WOLFENDEN , NONE STATED, RECORDED IN DOCUMENT NUMBER 20090319-0024868.

PARCEL ID: 103 10 0011.00

PROPERTY COMMONLY KNOWN AS: 717 BRANCH CREEK ROAD, NASHVILLE, TN 37209