THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

SUBSCRIBED AND SWORN TO BE ME, THIS _____ DAY OF AUGUST 2012.

Notary Public

My Commission Expires:

Address of New Owner:
1025 DAVIDSON STREET
NASHVILLE, TN 37206

Send Tax Bill To:
1025 DAVIDSON STREET
NASHVILLE, TN 37206

Map/Parcel Numbers:
09308006700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **MATT EDWARDS AKA MATTHEW EDWARDS** "GRANTORS", by these presents, does hereby quitclaim and convey unto **SHEA F EDWARDS,** herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

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. 18 ON THE PLAN OF SHELBY HEIGHTS, SECTION 2 OF RECORD IN PLAT BOOK 2854, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO MATT EDWARDS AND SHEA F EDWARDS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY QUITCLAIM DEED FROM MATT EDWARDS AND SHEA NOBLE NOW KNOWN AS SHEA F EDWARDS, HUSBAND AND WIFE, DATED 12/17/03 AND RECORDED ON 01/16/04 IN INSTRUMENT NO. 20040116-0006533, SAID REGISTER'S OFFICE FOR SAID COUNTY.

This is **improved** property known as **1025 DAVIDSON STREET, NASHVILLE, TN 37206.**

WITNESS our hands this 9 day of August, 2012.

Matthew Edwards

MATT EDWARDS AKA MATTHEW EDWARDS

BILL GARRETT, Davidson County
Trans:T20120061882 DEEDQC
Recvd: 08/20/12 10:07 2 pgs
Fees:12.00 Taxes:0.00
20120820-0074360

STATE OF New York
COUNTY OF Oneida

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MATT EDWARDS AKA MATTHEW EDWARDS** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the forgoing instrument for the purpose therein contained.

Witness my hand this 9th day of August, 2012. Wendy E. Rebmann

Registration #01PI4782246

WENDY E. REBMANN
NOTARY PUBLIC
Notary Public-State of New York
Appointed in Oneida County
Comm. Expires Dec. 31 2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 15 day of August 2012, 2012.

Notary Public

My Commission Expires: _____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

Prepared By:
Signature Title Services, LLC
505 E. Main Street
Hendersonville, TN 37075