THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Louis Smith
Jessie David Freeman
3003 Keeling Avenue
Nashville, TN 37216

Send Tax Bills To:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

Map & Parcel No.:
072-05-0-099.00

Davidson County DEEDQC
Recvd: 09/06/12 10:31 3 pgs
Fees:17.00 Taxes:0.00
20120906-0080606

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I **Louis Smith, a single person** ("Grantor") does hereby quitclaim and convey unto **Louis Smith, a single person and Jessie David Freeman, a single person, as joint tenants with right of survivorship** ("Grantee"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 51 and 52 on the Map of the Subdivision of the Casper Zopfi Place as of record in Book 332,page 167, Register's Office for said County, being Lot No. 6 on the Plan of Susie W. Demonbreuns's Resubdivision of part of Lots Nos. 51, 52 and 53 of the Casper Zopfi Place, not of record, described according to survey of Ben M. Moore, Jr., surveyor, dated 3/26/47, as follows:

Beginning on the easterly margin of Keeling Avenue at a point 206.2 feet north of the northeast corner of said Avenue and Trinity Lane, at the corner of Lots Nos. 6 and 7; thence with the line between said two lots, eastwardly 150 feet; thence North 03 deg. 30 min. East 50 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 150 feet to the easterly margin of Keeling Avenue; thence with said Avenue, southwardly 50 feet to the Beginning.

Being the same property conveyed to Louis Smith, a single person and Jessie David Freeman, a single person, as joint tenants with right of survivorship, by deed from Richard Rude, an unmarried man, on February 29, 2008, of record in Instrument Number 20080414-0037837, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Louis Smith by Quitclaim Deed from Jessie David Freeman dated 8/13/12 of record in Instrument Number 20120817-0074088 **, Register's Office for Davidson County, Tennessee.**

This is improved property known as **3003 Keeling Ave, Nashville, TN 37216.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **13th** day of **August, 2012**.

Louis Smith

Louis Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Andy Maloney, a Notary Public in and for said State and County, **Louis Smith**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this **13th** day of **August, 2012**.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$00.00.**

AFFIANT

Subscribed and sworn to before me, this **13th** day of **August, 2012**.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE