Davidson County DEEDQC
Recvd: 09/25/12 08:52 5 pgs
Fees:27.00 Taxes:0.00
20120925-0086839

This instrument prepared by:
Leila Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074

QUITCLAIM DEED

TITLE OF DOCUMENT

56589139-1496816

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Adam J. Keafer	Adam J. Keafer	13301030300
403 High Street	403 High Street	
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Adam J. Keafer, a single man, and Daniel C. Burns, a married man, and joined by his spouse Robyn Burns, and Mitchell T. Jones, a single man, as tenants in common** by these presents do hereby quitclaim and convey unto the said **Adam J. Keafer, a single man, and Mitchell T. Jones, a single man, as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

BEGINNING IN THE CENTER OF HIGH STREET, FORMERLY A 40 FOOT UNNAMED ROAD, 200 FEET EAST OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO J. B. BEARDEN AND WIFE, BY DEED FROM F. R. NOBLE AND WIFE, OF RECORD IN BOOK 446, PAGE 287, REGISTER'S OFFICE FOR SAID COUNTY, THENCE SOUTHWARDLY 175 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY, EASTWARDLY 50 FEET; THENCE NORTHWARDLY 175 FEET TO THE CENTER OF HIGH STREET; THENCE WITH THE CENTER LINE OF SAID STREET, WESTWARDLY 50 FEET TO THE BEGINNING.

The express purpose of this conveyance is to Remove Co-Owner From Title.

Being the same property conveyed to Adam J. Keafer and Daniel C. Burns and Mitchell T. Jones, as tenants in common by Deed from Edna Gupton Hunt, unmarried of record as Instrument No. 20070502-0052250, said Register's Office.

This is unimproved ( ) property known as 403 High Street, Nashville, Tennessee 37211
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 10 day of September, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Adam J. Keafer

Mitchell T. Jones

ACKNOWLEDGMENT

STATE OF Tn)

COUNTY OF Davidson) ss

Personally appeared before me, Tonya Greer, a Notary Public in and for said County and State, **Adam J. Keafer and** Mitchell T. Jones within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Davidson County this 10 day of September, A.D., 2012.

NOTARY STAMP/SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
Notary Commission Expires: _____

MY COMMISSION EXPIRES
NOVEMBER 19, 2013

AFFIDAVIT OF VALUE

STATE OF Tn)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

Subscribed and sworn to before me this the 10 day of September, 2012.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
NOVEMBER 19, 2013

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness our hand this 11 day of June, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robyn Burns

Daniel C. Burns

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, William C Schlueter, a Notary Public in and for said County and State, **Robyn Burns and Daniel C. Burns** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 2930 West End Ave this 11 day of July, A.D., 20 12.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires

WILLIAM C. SCHLUETER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13301030300

Land Situated in the City of Nashville in the County of Davidson in the State of TN

BEGINNING IN THE CENTER OF HIGH STREET, FORMERLY A 40 FOOT UNNAMED ROAD, 200 FEET EAST OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO J. B. BEARDEN AND WIFE, BY DEED FROM F. R. NOBLE AND WIFE, OF RECORD IN BOOK 446, PAGE 287, REGISTER'S OFFICE FOR SAID COUNTY, THENCE SOUTHWARDLY 175 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY, EASTWARDLY 50 FEET; THENCE NORTHWARDLY 175 FEET TO THE CENTER OF HIGH STREET; THENCE WITH THE CENTER LINE OF SAID STREET, WESTWARDLY 50 FEET TO THE BEGINNING.
NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Being the same property conveyed to Adam J. Keafer and Daniel C. Burns and Mitchell T. Jones, as tenants in common, by deed dated April 20, 2007 of record in Deed Instrument/Case No. 20070502-0052250, in the County Clerk's Office.

Commonly known as: 403 High Street , Nashville, TN 37211

True Copy Certification

I, Nicole Edison, 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 MICHIGAN

County of WAYNE

Personally appeared before me, Robert Reed a notary public for this county and state, Nicole Edison 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: 6/3/18
Notary' Seal (if on paper)