BILL GARRETT, Davidson County
Trans:T20120079731 DEEDQC
Recvd: 10/19/12 14:21 3 pgs
Fees:17.00 Taxes:0.00
20121019-0096194

This Instrument prepared by: Janet Glenz (800) 439-5451
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Boulevard, Aliquippa, PA 15001
2125715

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency which is hereby acknowledged by GRETCHEN J. FLYNN formerly known as GRETCHEN J. FARRIS, married, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto GRETCHEN J. FLYNN and JOHN F. FLYNN, JR., wife and husband, as joint tenants with rights of survivorship, whose mailing address is 7277 Charlotte Pike, Nashville, TN 37209, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Inst# 20061004-0122946, ID# 114080310500, being known and designated as:

Being Unit 100 on the plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc. of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and By-Laws for West Park Homeowner's Association, Inc., of record as Instrument # 20041221-0151636, Register's Office for Davidson County, Tennessee and also amended in Instrument # 20060202-

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 16353**

GJF
JFF, Jr.

0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to NVR, Inc. T/A Fox Ridge Homes, by deed from Vastland Communities, LLC of record in Instrument #20060602-0065393, Register's Office for Davidson County, Tennessee.

By fee simple deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes as set forth in Inst#20061004-0122946 dated 09/27/2006 and recorded 10/04/2006, Davidson County Records, State of Tennessee.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

Gretchen J. Flynn F/K/A
Gretchen J. Ferris (seal)
GRETCHEN J. FLYNN formerly known as
GRETCHEN J. ~~FARRIS~~ FERRIS
GJF

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that GRETCHEN J. FLYNN formerly known as GRETCHEN J. FARRIS has acknowledged the same before me in the County and State aforesaid, on this 27th day of September, 2012.

Notary Public
My Commission expires:
MY COMMISSION EXPIRES
MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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Valuation Affidavit

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Gretchen J. Flynn
Affiant

John F. Flynn, Jr.
Affiant

Subscribed and sworn to before me this 27th day of Sept., 2012

Notary Public
Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

Subscribed and sworn to before me this 27th day of Sept., 2012

Notary Public
Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Grantor Name, Address
Gretchen J. Flynn formerly known as
Gretchen J. Farris
7277 Charlotte Pike, Nashville, TN 37209

Send tax statements to:
Grantee Name, Address
Gretchen J. Flynn and John F. Flynn, Jr.
7277 Charlotte Pike, Nashville, TN 37209

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