Davidson County	DEEDQC
Recvd: 10/22/12 09:04	4 pgs
Fees:22.00 Taxes:0.00	
20121022-0096306	

Record & Return To:
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
412-788-5212

Name and Address of New Owner
Jamese A. Lercius
Harold D. Lercius
105 Kiowa Trail
Madison, TN 37115

Prepared By: Amanda Kolodynski
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
2012090075

Send Tax Notice To:
Jamese A. Lercius
Harold D. Lercius
105 Kiowa Trail
Madison, TN 37115

Map: 053140B02400CO

QUIT CLAIM DEED

I/We, Jamese A. Carothers nka Jamese A. Lercius and Harold Lercius, as Tenants in common with right of survivorship, of Davidson County, Tennessee for consideration of ONE DOLLAR AND 00/100 ---------($1.00),cash in hand paid, and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, Jamese A. Carothers nka Jamese A. Lercius and Harold Lercius, as tenants in common with right of survivorship, does hereby transfer, convey and quit claim to Harold D. Lercius and Jamese A. Lercius, husband and wife, their heirs and assigns, forever, all our rights, title, claim and interest in and to that certain parcel of real estate situate and located in Davidson County Tennessee, and being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Jamese A. Carothers and Harold Lercius, as Tenants in common with the right of survivorship, from NVR, Inc t/a Fox Ridge Homes, by Deed dated September 20, 2007 and recorded September 25, 2007 in Record Book 20070925-0114177, Davidson County Records.

The purpose of this conveyance is to correct the grantor's name to her married name and is therefore exempt from realty transfer taxes.

WITNESS the hand and seal of the said Grantor this 15 day of October, 2012

Harold D Lercius
Harold Lercius (SEAL)

WITNESS

Jamese @ Carothers
Jamese A. Carothers (SEAL)

WITNESS

Jamese @ Lercius
Jamese A. Lercius (SEAL)

WITNESS

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 15 day of October, A.D. 2012 before me, a Notary Public, the undersigned officer, personally Jamese A. Carothers nka Jamese A. Lercius and Harold Lercius, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

JOSEPH KAROVICS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 4th November, 2013

Joseph Karovics
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration for this transfer is none.

Harold D Lercius
Harold D. Lercius

Jamese @ Lercius
Jamese A. Lercius

Sworn to and subscribed before me this the 15 day of October, 2012

Joseph Karovics
Notary Public

JOSEPH KAROVICS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
4th November 2013

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 Number 69 on the Final Plat of The Woods of Neeley's Bend, Phase 3, of record in Instrument #20070208-0016682, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to all matters shown on the Plan of The Woods of Neeley's Bend, Phase 3, of record in Instrument No. 20070208-0016682, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, By-Laws, Charter, easements, charges, assessments and liens provided for in the Covenants, Conditions and Restrictions of The Woods at Neeley's Bend of record in Book 11527, Page 304 as amended in Instrument No. 20050318-0029990, Registers Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction da) is exempt under Title 42 of the United States Code, or db) relates to handicap but does not discriminate against handicapped persons.

Charter of Woods at Neeley's Bend Homeowners Association, Inc., of record in Book 11527, Page 331, Register's Office for Davidson County, Tennessee.

By-Laws of Woods at Neeley's Bend Homeowners Association of record in Book 11527, Page 336, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage granted unto Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6931, Page 982, Book 6932, Page 22, Book 7358, Page 637, Book 8081, Page 806, Book 8081, Page 815, Book 8081, Page 818, Book 11213, Page 464, Book 11213, Page 467 and Book 11213, Page 470, all in said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20030313-0033942 and Instrument t No. 20060727-0090952, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plan of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee.

Easement granted by Charles U. Coggin & Sons, Inc. to B.B. Kennedy, et al. of record in Book 894, Page 320, said Register's Office.

Easement granted by Charles U. Coggin & Sons, Inc. to La Societe de 40 & 8 Voiture, Local No. 702 of record in Book 972, Page 465, said Register's Office.

Subject to all matters shown on the Plan of Nawaka Trail and Pawnee Trail of record in Plat Book 843,Page 37, Register's Office of Davidson County, Tennessee.

Subject to the flow of the Cumberland River.

Parcel ID No.: 053140B02400CO

Being the same property conveyed to Jamese A. Carothers and Harold Lercius by a deed from NVR, Inc. t/a Fox Ridge Homes, dated September 20, 2007 and recorded September 25, 2007 in Inst. No. 20070925-0114177, Davidson County Records.

True Copy Certification

I, Cynthia L. Shimek, 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.

Cynthia L. Shimek
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Jacqueline A Allen a notary public for this county and state, Cynthia L. Shimek who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline A. Allen, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Nov. 6, 2013
Member, Pennsylvania Association of Notaries

Jacqueline A Allen
Notary's Signature

My Commission Expires: 11/06/2013
Notary' Seal (if on paper)