Davidson County DEEDQC
Recvd: 10/26/12 08:30 4 pgs
Fees:22.00 Taxes:0.00
20121026-0098086

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

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Scott W. Layden	Scott W. Layden	Map/Parcel:
4768 Terragon Trail	4768 Terragon Trail	149 05 0 159.00
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

NRE62930

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, **Scott W. Layden, a married man, who acquired title as an unmarried man, and joined by his spouse Barbara M. Layden** by these presents do hereby quitclaim and convey unto the said **Scott W. Layden, a married man**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF 2ND REVISION, SECTION FIVE, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 18, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 17, WHICH IS A CORNER LOT, FRONTS 110.16 FEET ON THE SOUTHWESTERLY MARGIN OF TERRAGON TRAIL AND FRONTS 60.00 FEET ON THE SOUTHEASTERLY MARGIN OF LONG BRANCH, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 105.00 FEET ON THE SOUTHWESTERLY LINE AND 76.76 FEET ON THE SOUTHEASTERLY LINE TO A POINT OF INTERSECTION.

The express purpose of this conveyance is to Remove Spouse's Interest.

Being the same property conveyed to Scott W. Layden, unmarried by Deed from The young mens christian association of Nashville, the YMCA Foundation of Metropolitan Nashville, Trustees of the YMCA of Metropolitan Nashville pooled income fund and George M. Miller and Margaret A. Miller of record in Book 9987, Page 377, said Register's Office.

This is unimproved ( ) property known as 4768 Terragon Trail, Antioch, Tennessee 37013
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 16 day of October, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Scott W. Layden

Barbara M. Layden

ACKNOWLEDGMENT

STATE OF Tn)

COUNTY OF Williamson) ss

Personally appeared before me, Tonya Greer, a Notary Public in and for said County and State, **Scott W. Layden and Barbara M. Layden** 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 Franklin, Tn this 16 day of October, A.D., 2012.

NOTARY STAMP/SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
Notary Commission Expires: 11-19-13

AFFIDAVIT OF VALUE

STATE OF Tn)

COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 1.00.
Subscribed and sworn to before me this the 16 day of October, 2012.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 11-19-13

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit A

LEGAL DESCRIPTION:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 03/20/1996 AND RECORDED 03/22/1996 IN BOOK / PAGE:9987 / 377 AMONG THE LAND RECORDS OF THE COUNTY
AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

WARRANTY DEED FROM THE YOUND MENS CHRISTIAN ASSOCIATION OF NASHVILLE AND MIDDLE TENNESSEE ET AL, TO SCOTT W. LAYDEN DATED MARCH 20, 1996.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF 2ND REVISION, SECTION FIVE, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 18, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 17, WHICH IS A CORNER LOT, FRONTS 110.16 FEET ON THE SOUTHWESTERLY MARGIN OF TERRAGON TRAIL AND FRONTS 60.00 FEET ON THE SOUTHEASTERLY MARGIN OF LONG BRANCH, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 105.00 FEET ON THE SOUTHWESTERLY LINE AND 76.76 FEET ON THE SOUTHEASTERLY LINE TO A POINT OF INTERSECTION.

THIS CONVEYANCE IS MADE SUBJECT TO AN EXISTING LEASE TO SHIRLEY BOWDRY LESSEE WHICH EXPIRES JULY 30, 1996, WITH ALL OF LEASORS OBLIGATIONS THEREUNDER BEING ASSUMED BY GRANTEE SAID LEASE IS HERELY ASSIGNED TO GRANTEE.

BEING THE SAME PROPERTY CONVEYED FROM THE YOUNG MENS CHRISTIAN ASSOCIATION OF NASHVILLE, THE YMCA FOUNDATION OF METROPOLITAN NASHVILLE, TRUSTEES OF THE YMCA OF METROPOLITAN NASHVILLE POOLED INCOME FUND AND GEORGE M. MILLER AND MARGARET A. MILLER TO SCOTT LAYDEN BY DEED RECORDED 3/22/1996 IN BOOK 9987 PAGE 377 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID(s): 149 05 0 159.00

True Copy Certification

I, Jennifer Lander, 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.

Jennifer Lander
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Virginia M. Noble* a notary public for this county and state, Jennifer Lander who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia M Noble
Notary's Signature

*Virginia M. Noble

My Commission Expires: 6/19/15
Notary' Seal (if on paper)



NOTARIAL SEAL
VIRGINIA M NOBLE
Notary Public
KENNEDY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 19, 2015