Davidson County DEEDQC
Recvd: 11/16/12 11:08 3 pgs
Fees:17.00 Taxes:0.00
20121116-0105935

This Instrument prepared by (without an examination of title): Rick Himes, 5100 Poplar Avenue, Suite 2753, Memphis, TN 38137 & Patrick W. Walsh, P.C., 625 Plainfield Road, #330, Willowbrook, IL 60527, incident to the provision of title insurance.

NTN-1186019

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Grantor(s) SHAWNA RUFFIN N/K/A SHAWNA BEBOUT (married to David Bebout, spouse not in title), of 704 Sweetwater Circle, Old Hickory, Tennessee 37138, on this 21st day of October, 2012, for and in consideration of the sum of One and no/100s Dollars, does hereby quit claim to Grantee(s) SHAWNA BEBOUT (married to David Bebout, spouse not in title), of 704 Sweetwater Circle, Old Hickory, Tennessee 37138, title and interest in and to the following described real estate, to wit:

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF REVISION ONE, SECTION ONE, PLANTATION WALK, OF RECORD IN BOOK 7900, PAGE 697, AS CORRECTED IN BOOK 9432, PAGE 449, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY OR A PORTION OF THE SAME PROPERTY CONVEYED TO SHAWNA RUFFIN AND HUSBAND, MICHAEL RUFFIN BY INSTRUMENT DATED JANUARY 04, 2001 FROM WARREN C. RICHMOND AND WIFE, TERESA C. RICHMOND FILED ON JANUARY 05, 2001 AS DOCUMENT NUMBER 20010105-0001961IN THE DAVIDSON COUNTY RECORDS.

DERIVIATION STATEMENT:
BEING THE SAME PROPERTY CONVEYED TO SHAWNA RUFFIN, BY DEED FILED 1/5/2001 IN DOCUMENT NO> 20010105-0001961 IN DAVIDSON COUNTY REGISTER'S OFFICE.

MICHAEL RUFFIN DIED JUNE 12, 2000 IN DAVIDSON COUNTY.

Commonly known as: 704 Sweetwater Circle, Old Hickory, Tennessee 37138

Property Tax ID: 064 15 0A 021.00

SUBJECT TO: Current taxes, assessments, reservations of record and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

IN TESTIMONY WHEREOF we have hereunto set our hand(s) this 21st day of October, 2012.

Shawna Ruffin N/K/A Shawna Bebout David J Bebout

SHAWNA RUFFIN
N/K/A SHAWNA BEBOUT

DAVID BEBOUT

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared SHAWNA RUFFIN N/K/A SHAWNA BEBOUT & DAVID BEBOUT, Wife + Husband of 704 Sweetwater Circle, Old Hickory, Tennessee 37138, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21st day of October, 2012.

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Lura Brady
Notary Public Lura Brady

My commission expires: 7-30-14

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Shawna Ruffin N/K/A Shawna Bebout David J Bebout

SHAWNA RUFFIN
N/K/A SHAWNA BEBOUT
Affiant

DAVID BEBOUT
Affiant

True Copy Certification

I, Jeremy Naes, 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.

Jeremy Signature Naes

State of Missouri

County of St Charles

Personally appeared before me, Roberta J Schwantner [Name of Notary], a notary public for this county and state, Jeremy Naes [name of person making certification] who acknowledges that this certification of an electronic document is true and correct ~~and~~ whose signature I have witnessed.

Notary's Signature

Roberta J Schwantner

My Commission Expires: May 19, 2016

Notary' Seal (if on paper)

ROBERTA J. SCHWANTNER
Notary Public - State of Missouri
My Commission Expires May 19, 2016
Jefferson County
Commission #12381233

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