Davidson County	DEEDWARR
Recvd: 01/15/13 14:16	5 pgs
Fees:27.00 Taxes:0.00	
20130115-0004891	

Prepared by: Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001

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 sufficient which is hereby acknowledged by ADAM J. WISE and VICTORIA B. GEORGE, now husband and wife, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto ADAM J. WISE and VICTORIA B. GEORGE, husband and wife, as tenants by the entirety with rights of survivorship, whose mailing address is 1610 Franklin Ave, Nashville, TN 37206, 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 described in Deed Doc # 20090213-0012851, ID# 08306022200, being known and designated as:

Lot Number 7 and the easterly part of Lot Number 8 on the plan of the Subdivision of the J. S. Dunbar Home Place, as of record in Book 332, Page 156, Register's Office for Davidson County, Tennessee, and a 50 foot strip adjoining and immediately North of said Lot Number 7 and part of Lot Number 8, being a part of Franklin Avenue as originally established. Said Lot Number 7 and part of Lot Number 8 with the said strip front 52 feet on the southerly side of Franklin Avenue, as now established, and run back between parallel lines 247.5 feet, more or less, to an alley.

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 # 18024**

More commonly known as: 1610 Franklin Ave, Nashville, TN 37206.

BEING the same property conveyed to Adam J. Wise, an unmarried man and Victoria B. George, an unmarried woman as joint tenants with common law rights of survivorship by fee simple deed from Sheila A. Dial, an unmarried woman as set forth in Doc # 20090213-0012851dated 02/13/2009 and recorded 02/13/2009, 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:

Adam J. Wise (seal)
ADAM J. WISE

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~Davidson~~ Marin to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ADAM J. WISE has acknowledged the same before me in the County and State aforesaid, on this 14 day of December, 2012.

Uma Udupi Rajagopal
Notary Public
My Commission expires: Nov 19, 2014

UMA UDUPI RAJAGOPAL
COMM. #1909963
NOTARY PUBLIC-CALIFORNIA
MARIN COUNTY
My Comm. Expires Nov. 19, 2014

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 # 18024**

VICTORIA B. GEORGE (seal)

STATE OF ~~TENNESSEE~~ California
COUNTY OF Marin to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that VICTORIA B. GEORGE has acknowledged the same before me in the County and State aforesaid, on this 14 day of December, 2012.

Uma Udupi Rajagopal
Notary Public
My Commission expires: Nov 19, 2014

UMA UDUPI RAJAGOPAL
COMM. #1909963
NOTARY PUBLIC-CALIFORNIA
MARIN COUNTY
My Comm. Expires Nov. 19, 2014

VALUATION AFFIDAVIT

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 $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Mark Appuglese

Subscribed and sworn to before me this 22 day of December, 2012.

Notary Public
My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 # 18024**

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED DOC # 20090213-0012851, ID# 08306022200, BEING KNOWN AND DESIGNATED AS:

LOT NUMBER 7 AND THE EASTERLY PART OF LOT NUMBER 8 ON THE PLAN OF THE SUBDIVISION OF THE J. S. DUNBAR HOME PLACE, AS OF RECORD IN BOOK 332, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A 50 FOOT STRIP ADJOINING AND IMMEDIATELY NORTH OF SAID LOT NUMBER 7 AND PART OF LOT NUMBER 8, BEING A PART OF FRANKLIN AVENUE AS ORIGINALLY ESTABLISHED.

SAID LOT NUMBER 7 AND PART OF LOT NUMBER 8 WITH THE SAID STRIP FRONT 52 FEET ON THE SOUTHERLY SIDE OF FRANKLIN AVENUE, AS NOW ESTABLISHED, AND RUN BACK BETWEEN PARALLEL LINES 247.5 FEET, MORE OR LESS, TO AN ALLEY.

MORE COMMONLY KNOWN AS: 1610 FRANKLIN AVE, NASHVILLE, TN 37206.

ADAM J. WISE, AN UNMARRIED MAN AND VICTORIA B. GEORGE, AN UNMARRIED WOMAN AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP BY FEE SIMPLE DEED FROM SHEILA A. DIAL, AN UNMARRIED WOMAN AS SET FORTH IN DOC # 20090213-0012851 DATED 02/13/2009 AND RECORDED 02/13/2009, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries