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This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 083.13-0-218.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 16th day of January, by and between BRAD WHITFIELD, D/B/A B & C PROPERTIES, of 1105 SHELBY AVENUE, NASHVILLE, TN 37206 hereinafter referred to as Grantor(s) and BRAD WHITFIELD, A SINGLE MAN, of 1105 SHELBY AVENUE, NASHVILLE, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 1105 SHELBY AVENUE, NASHVILLE, TN 37206
Property Tax ID No.: 083.13-0-218.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20031002-0145164, Recorded: 10/02/2003

NOTE: CURRENT DEED IS A RE-RECORDED DEED FOR DEED RECORDED IN DOC. NO.: 20020830-0105050, TO CORRECT GRANTEES OWNERSHIP.

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Assessor's parcel No. 083.13-0-218.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

BRAD WHITFIELD, D/B/A
B & C PROPERTIES

BY: Brad Whitfield
NAME:
TITLE:

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Brad Whitfield, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 16th day of January, 2013

Judith A Danner
Notary Public
My Commission expires: 2-14-16

JUDITH A. DANNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

VALUATION AFFIDAVIT

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

Affiant

Subscribed and sworn to before me this 16th day of January, 2013.

Notary Public
Commission Expires 2-14-16

JUDITH A. DANNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Name and address for person(s) responsible for taxes:

BRAD WHITFIELD
1105 SHELBY AVENUE
NASHVILLE, TN 37206

Name and address of property owner:

BRAD WHITFIELD
1105 SHELBY AVENUE
NASHVILLE, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 179 ON THE PLAN OF EAST EDGEFIELD ADDITION, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 179 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELBY AVENUE, FORMERLY LEE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT TO BE EXCLUDED IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE NASHVILLE HOUSING AUTHORITY, BY DEED OF RECORD IN BOOK 3253, PAGE 628, RODC., TENN.; BEING A PART OF LOT NO. 179 ON THE PLAN OF EAST EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 147 RODC., AND BEING A PART OF THE SAME PROPERTY CONVEYED TO MALCOLM GRIZZLE AND WIFE, BY DEED FROM JAMES HENRY WILLIAMS, AS OF RECORD IN BOOK 2592, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF SHELBY AVENUE; THENCE WITH A LINE BEARING NORTH 6 DEG. 54' EAST A DISTANCE OF 7.5 FEET; THENCE WITH A LINE BEARING SOUTH 75 DEG. 58' EAST A DISTANCE OF 50.4 FEET TO THE EASTERLY MARGIN OF THE ABOVE MENTIONED PROPERTY; THENCE WITH THE EASTERLY MARGIN, WHOSE BEARING IS NORTH 83 DEG. 06' WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, CONTAINING 220 SQUARE FEET MORE OR LESS.

BEING THE SAME PROPERTY AS TRANSFERRED BY WARRANTY DEED ON 08/15/2002 AND RECORDED 10/02/2003 FROM WILLIAM L. MARTIN AND WIFE, JEAN L. MARTIN TO BRAD WHITFIELD, D/B/A B & C PROPERTIES, NONE STATED, RECORDED IN DOCUMENT NUMBER 20031002-0145164.

NOTE: CURRENT DEED IS A RE-RECORDED DEED FOR DEED RECORDED IN DOC. NO.: 20020830-0105050, TO CORRECT GRANTEES OWNERSHIP.

PARCEL ID: 083.13-0-218.00

PROPERTY COMMONLY KNOWN AS: 1105 SHELBY AVENUE, NASHVILLE, TN 37206

Certificate of Authenticity

I, Teri Gibbons, 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.

Teri Gibbons 1/25/2013

Signature

Teri Gibbons

State of Maryland

County of Montgomery

Personally appeared before me, Susan J. Harris, a notary public for this county and state, Montgomery MD who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Susan J. Harris 1/25/2013

Notary's Signature

SUSAN J. HARRIS
My Commission Expires
NOTARY PUBLIC
10-22-2015
MONTGOMERY COUNTY, MD

My Commission Expires: 10/22/15.

Notary's Seal (if on paper)