Prepared By:

Ann Taylor

5204 Beech Ridge Road

Nashville, Tennessee 37221

BILL GARRETT, Davidson County
Trans:T20130007555 DEEDQC
Recvd: 01/28/13 15:31 4 pgs
Fees:22.00 Taxes:0.00
20130128-0008942

After Recording Return To:

Ann Taylor

5204 Beech Ridge Road

Nashville, Tennessee 37221

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On September 9, 2009 THE GRANTOR(S),

- Michael T. Fernandez and Ann Elizabeth Taylor Fernandez, a married couple,

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Ann Elizabeth Taylor, a single person, residing at 5204 Beech Ridge Road, Nashville, Davisdon County, Tennessee 37221

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Legal Description: 00009400 - 0000837 Legal Reference Number

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 155150A096.00 (155 15 0A 096.00)

Mail Tax Statements To:
Ann Elizabeth Taylor
5204 Beech Ridge Road
Nashville, Tennessee 37221

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 1-28-13

Michael T. Fernandez
5204 Beech Ridge Road
Nashville, TN 37221

DATED: 1/28/13

Ann Elizabeth Taylor Fernandez

STATE OF Tennessee, COUNTY OF Davidson, ss:

On this 28 day of January, 2013, before me personally appeared Michael T. Fernandez and Ann Elizabeth Taylor Fernandez, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

RACHEL J. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Regional Registrar
Title (and Rank)

My commission expires 3/3/15

Signature and Notary for Quit Claim Deed regarding 5204 Beech Ridge Road

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JAN 2013

Deputy Register

Affiant
Affiant's Name: _____

BOOK 9400 PAGE 837

Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 164,650.00
Michael T. Fernandez
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 19 94
Notary Public
MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Fernandez (NAME)	Countrywide Funding Corporation (NAME)	MAP 155-15A
5204 Beech Ridge Road (ADDRESS)	155 North Lake Avenue (ADDRESS)	96CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	9D 82001

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Centex Real Estate Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael T. Fernandez and wife, Ann Elizabeth Fernandez

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. 96 on the Plan of Stonemeade, Section II, of record in Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Centex Real Estate by deed from NationBanc Mortgage Corporation of Georgia, of record in Book 8797, page 71, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1994, and subsequent years, restrictions and easements of record.

68784
IDENTIF. ◆ REFERENCE

94 JUL -7 AM 10:30
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4455 07/07 0101 03CHECK 618.02

unimproved ( )
This is improved (X) property, known as 5204 Beech Ridge Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 30th day of June 19 94

Centex Real Estate Corporation
By:
Joseph Harvey, Division Controller

User: FANDERSON Print Date: 1/28/2013 3:30:01 PM Instr. No: 199407079400837 Page No: 1 of 3

First Data Systems, Inc.
DCTN01W 12/88
1-800-626-5427