Davidson County	DEEDQC
Recvd: 03/14/13 09:08	5 pgs
Fees:27.00 Taxes:0.00	
20130314-0025290	

This instrument prepared by:
First American Title Insurance Company

6 Campus Circle, Bldg 6 Floor 3
Westlake, Texas 76262
(877)286-6993

File No.: **7648726n**

QUIT CLAIM DEED

46412232

THIS INDENTURE, made and entered into as of the 1-16-2013, by and between **JULIE ANN TALLEY, A MARRIED WOMAN, WHO ACQUIRED TITLE AS JULIE ANN MILLER, AN UNMARRIED WOMAN**, party of the first part, and **JULIE A TALLEY AND JASON W. TALLEY, WIFE AND HUSBAND**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **HERMITAGE**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by _____ Deed of record in:
Book _____, Page No. _____ or Instrument No.: 20090429-0038553 in said Registor's office.
on 4-29-2009

The property is improved with an address of: **408 JAMESWOOD CT, HERMITAGE, Tennessee 37076**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Julie Ann Talley
JULIE ANN TALLEY

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

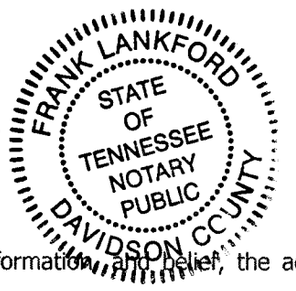
Personally appeared before me, Frank Lankford (name of notary public), **JULIE ANN TALLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1-16-2013.

Frank Lankford
Notary Public

My Commission Expires: _____

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015



STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0- .

Julie A. Talley
Affiant

Subscribed and sworn to before me this the 1-16-2013.

Frank Lankford
Notary Public

My Commission Expires: _____

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015



(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
075120B09300CO

NAME AND ADDRESS OF A PROPERTY OWNER:
JULIE ANN TALLEY AND JASON W. TALLEY
408 JAMESWOOD CT
HERMITAGE, TENNESSEE 37076

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

Julie Ann Talley and Jason W Talley
408 Jameswood Ct.
Hermitage TN. 37076

EXHIBIT 'A'

BEING LOT NO. 27 ON THE PLAN OF PHASE TWO, SECTION 5, BROOKSIDE WOODS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INST. NO. 20011011-0110735, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all of that certain property conveyed to JULIE ANN MILLER, UNMARRIED from LISA R. JONES AND TERRY W. JONES, WIFE AND HUSBAND, by deed dated April 24, 2009 and recorded April 29, 2009 as INSTRUMENT NO. 20090429-0038553 of official records.

Commonly known as: 408 JAMESWOOD CT, HERMITAGE, TN 37076

APN #: 075120B09300CO

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

TALLEY
46412232
FIRST AMERICAN ELS
QUIT CLAIM DEED

TN

4

True Copy Certification

I, Rose M Dorsey, 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.

Signature Rose M Dorsey

State of Ohio

Count of Cuyahoga

Personally appeared before me, _Tiffany E Washington, notary public for this county and state, Rose M Dorsey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tiffany E Washington
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal

