Davidson County DEEDQC
Recvd: 04/03/13 14:28 4 pgs
Fees:22.00 Taxes:0.00
20130403-0032988

THIS INSTRUMENT PREPARED BY:
Aaron Curry
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Roberta L Dail
2300 Milton Drive
Nashville, TN 37216

Tax ID: 07305007200
Order #: 16246838 AC
W

For and in consideration of TEN and 00/100 Dollars ($10.00) and NO other good or valuable consideration, We, ROBERTA L DAIL, f/k/a ROBERTA L MILLIKEN, a married woman, who acquired title as unmarried, herein joined by her spouse ERIC M DAIL, as Grantors, and ROBERTA L DAIL, a married woman, as her sole and separate property, Grantee, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

ALL OF THAT CERTAIN REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 53, AS SHOWN ON THE MAP ENTITLED HIGHLAND VIEW SUBDIVISION, OF RECORD IN PLAT BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO ROBERTA L. MILLIKEN FROM MARTHA S. HOPPER, BY VIRTUE OF A DEED DATED 8/25/2006, RECORDED 8/31/2006 , IN INSTRUMENT NO. 20060831-0107681, AND CORRECTIVE DEED RECORDED 10/20/2006, IN INSTRUMENT NO. 20061020- 0130505, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 07305007200

Property Address: 2300 Milton Drive, Nashville, TN 37216

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Suite 200
Irvine, CA 92606 W16246838
800-756-3524 Ext. 5011

Witness our hands this the 23rd day of March, 2013.

Roberta L Dail fka Roberta L. Milliken
ROBERTA L DAIL, f/k/a ROBERTA L MILLIKEN

ERIC M DAIL

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, ROBERTA L DAIL, f/k/a ROBERTA L MILLIKEN and ERIC M DAIL, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of March, 2013.

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires February 8, 2017

Emily Elkinzig
Notary Public
My Commission expires: 2/8/17

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

Roberta L Dail
Affiant's Name

Subscribed and sworn to before me this the 23rd day of March, 2013.

Emily Elkinzig
Notary

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires February 8, 2017

My Commission expires: 2/8/17

Name and Address of Property Owner:
Roberta L. Dail
2300 Milton Drive
Nashville, TN 37216

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Roberta L. Dail
2300 Milton Drive
Nashville, TN 37216

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by grantors/grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Loan # : 1823030331

Exhibit A

LEGAL DESCRIPTION

The following described property:

All of that certain Real Estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 53, as shown on the Map entitled Highland View Subdivision, of Record in Plat Book 1424, Page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Roberta L. Milliken from Martha S. Hopper, by virtue of a Deed dated 8/25/2006, recorded 8/31/2006 , in Instrument No. 20060831-0107681, and Corrective Deed recorded 10/20/2006, in instrument No. 20061020- 0130505, County of Davidson, State of Tennessee.

Assessor's Parcel No: 07305007200

True Copy Certification

I, Virginia Nive Masina, 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
Virginia Nive Masina

State of California

County of Orange

On 3/8/2013 personally appeared before me, Tymia C. Gunn, a notary public for this county and state, Virginia Nive Masina who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Tymia C. Gunn

My Commission Expires May 23, 2014

Notary's Seal (if on paper)

