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

Davidson County DEEDQC
Recvd: 05/03/13 08:38 5 pgs
Fees:27.00 Taxes:0.00
20130503-0044622

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Joshua Reed Ingram
909 Deervale Drive
Nashville, TN 37217

Tax ID: 10615004400
Order #: 15858014

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JOSHUA REED INGRAM, a/k/a JOSHUA INGRAM, an unmarried man, who acquired title without marital status, whose address is 909 Deervale Dr., Nashville, TN 37217 and JAMES R. INGRAM, a/k/a JAMES INGRAM, a married man, who acquired title without marital status, herein joined by his spouse KAREN INGRAM, whose address is 38 Baily Road, Chichester, NH 03258, their heirs and assigns, as Grantors, and JOSHUA REED INGRAM, an unmarried man, 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:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Assessor's Parcel No: 10615004400
Commonly known as: 909 Deervale Dr., Nashville, TN 37217

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Ste. 200
Irvine, CA 92606 E15858014
800-756-3524 Ext. 5011

Witness our hands this the 24 day of April, 2013.

Joshua Reed Ingram aka

JOSHUA REED INGRAM, a/k/a
JOSHUA INGRAM

STATE OF Tennessee }

COUNTY OF Davidson }

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, JOSHUA REED INGRAM, a/k/a JOSHUA INGRAM the Grantor, with whom I am personally acquainted (or who has 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 24 day of April, 2013.

Notary Public
My Commission expires: 3-3-2014

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 0.

Affiant's Name

Subscribed and sworn to before me this the 24 day of April, 2013.

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

Notary James T. Scholten
My Commission expires: 3-3-2014

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

JAMES R. INGRAM, a/k/a
JAMES INGRAM

KAREN INGRAM

STATE OF New Hampshire)

COUNTY OF Merrimack)

The foregoing instrument was hereby acknowledged before me this 27 day of March, 2013, by JAMES R. INGRAM, a/k/a JAMES INGRAM and KAREN INGRAM, who are personally known to me or who have produced NH DL, as identification, and who signed this instrument willingly.

Notary Public
My commission expires:

ERIC ANTHONY, Notary Public
My Commission Expires August 19, 2014

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

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.

Order No.: 15858014
Loan No.: 0086563608

Exhibit A

The following described property:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Said Lot No. 25 fronts 157.0 feet on the Southwesterly side of Deervale Drive and extends back 292.7 feet on the Northwesterly line and 296.5 feet on the Southeasterly line to a dead line, measuring 121.1 feet thereon.

Being the same parcel conveyed to Joshua Ingram and James Ingram from Carl Kenneth Fleth, by virtue of a Deed dated 5/24/2010, recorded 5/26/2010, as Instrument No. 20100526-0040657 County of Davidson, State of Tennessee.

Assessor's Parcel No: 10615004400

True Copy Certification

I, Kristi Uyen Nguyen, 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
Kristi Uyen Nguyen

State of California

County of Orange

On 5/1/2013 personally appeared before me, Tymia C. Gunn, a notary public for this county and state, Kristi Uyen Nguyen 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)



