After Recording Return to:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER ROAD, SUITE 500
CORAOPOLIS, PA 15108
File No. 1290823

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
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Tax ID No.: 147070B03700CO

Davidson County DEEDQC
Recvd: 05/10/13 09:41 5 pgs
Fees:27.00 Taxes:0.00
20130510-0047404

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 3rd day of May, 2013, by and between JAMES W. AVANT, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, of 4958 EDMONDSON PIKE G37 PIKE, NASHVILLE, TN 37211 hereinafter referred to as Grantor(s) and JAMES W. AVANT AND BETTY AVANT, HUSBAND AND WIFE, WITH FULL RIGHTS OF SURVIVORSHIP, of 4958 EDMONDSON PIKE G37 PIKE, NASHVILLE, TN 37211, 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, 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: 4958 EDMONDSON PIKE G37 PIKE, NASHVILLE, TN 37211
Property Tax ID No.: 147070B03700CO
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 20020219, PAGE 0020570, Recorded: 02/19/2002

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).

JWA
BK

Assessor's parcel No. 147070B03700CO

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

JAMES W. AVANT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Bryant L. Grantham, 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 3rd day of May, 2013.

Notary Public
My Commission expires: 8-5-2013

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 3rd day of May, 2013.

Notary Public
Commission Expires 8-5-2013

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

JAMES W. AVANT AND BETTY AVANT
4958 EDMONDSON PIKE G37 PIKE
NASHVILLE, TN 37211

Name and address of property owner:

JAMES W. AVANT AND BETTY AVANT
4958 EDMONDSON PIKE G37 PIKE
NASHVILLE, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TOWNHOUSE APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOUSE NO. G-37 ON THE PLAN OF WOODLEA PLACE TWONHOUSES, OF RECORD IN BOOK 5051, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, WHICH PLAN AND RECORD INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO PAMELA G. SEVERY BY DEED FROM FRANK BUMSTEAD, SUCCESSOR TRUSTEE OF RECORD IN BOOK 5213, PAGE 811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. AVANT, UNMARRIED BY DEED FROM PAMELA G. SEVERY, UNMARRIED RECORDED 07/11/1986 IN DEED BOOK 6914 PAGE 266, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 147070B03700CO

PROPERTY COMMONLY KNOWN AS: 4958 EDMONDSON PIKE G37 PIKE, NASHVILLE, TN 37211

JWA
BA

True Copy Certification

I, Tim Sexton, 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

State of Pennsylvania

County of Allegheny

Personally appeared before me, Mark Bauwin, a notary public for this county and state, Tim Sexton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-14-2015

Notary' Seal (if on paper)

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015