After Recording Return to:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 563859

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
14814007300

Davidson County DEEDQC
Recvd: 05/30/13 12:03 5 pgs
Fees:27.00 Taxes:0.00
20130530-0054466

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 2nd day of May, 2013 by and between HORACE R. TAYLOR, A/K/A HORACE RODNEY TAYLOR, AN UNMARRIED MAN AND CHRISTY TAYLOR, AN UNMARRIED WOMAN, WHO TOOK TITLE AS HUSBAND AND WIFE, of 3801 CREEKSIDE DRIVE, NASHVILLE, TN 37211 hereinafter referred to as Grantor(s) and HORACE R. TAYLOR, AN UNMARRIED MAN, of 3801 CREEKSIDE DRIVE, 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: 3801 CREEKSIDE DRIVE, NASHVILLE, TN 37211
Property Tax ID No.: 14814007300
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20081212-0119680, Recorded: 12/12/2008

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).

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 22nd day of May, 2013.

Notary Public
Commission Expires 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

HORACE R. TAYLOR
3801 CREEKSIDE DRIVE
NASHVILLE, TN 37211

Name and address of property owner:

HORACE R. TAYLOR
3801 CREEKSIDE DRIVE
NASHVILLE, TN 37211

Assessor's parcel No. 14814007300

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 22nd day of May, 2013.

HORACE R. TAYLOR, A/K/A
HORACE RODNEY TAYLOR

CHRISTY TAYLOR

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Horace R. Taylor, 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 22nd day of May, 2013.

Notary Public
My Commission expires: 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Christy Taylor, 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 22nd day of May 2013.

Notary Public
My Commission expires: 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

THE REAL PROPERTY SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, A RESUBDIVISION OF LOT 92, ON THE MAP OF BLANCHARD HEIGHTS SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 200803050022014 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH AN EASEMENT FOR THE DRIVEWAY ENCROACHMENTS ONTO LOT NO. 2, AS SHOWN OF RECORD IN INSTRUMENT NO. 200803050022014, IN THE DAVIDSON COUNTY, TENNESSEE'S REGISTER'S OFFICE.

SAID PLAT SHOWS 2 ENCROACHMENTS.

BEING THE SAME PROPERTY ACQUIRED BY HORACE RODNEY TAYLOR AND WIFE CHRISTY TAYLOR BY DEED FROM ROY NEWSOM, JR., MARRIED, DATED 12/4/08 AND RECORDED IN INSTRUMENT# 20081212-0119680, IN THE OFFICE OF THE RECORDER OF DEEDS OF DAVIDSON COUNTY, STATE OF TENNESSEE.

TAX ID: 14814007300

PROPERTY COMMONLY KNOWN AS: 3801 CREEKSIDE DRIVE, NASHVILLE, TN 37211

True Copy Certification

I, Cathy Manges, 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, [Nicole M Yonlisky], a notary public for this county of Allegheny and state of Pennsylvania, [Cathy Manges] 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: 5.14.2014
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Chippewa Twp., Beaver County
My Commission Expires May 14, 2014
Member, Pennsylvania Association of Notaries