After Recording Return to:
AVENUE 365 LENDER SERVICES, LLC
4000 CHEMICAL ROAD, 3RD FLOOR, SUITE 440
PLYMOUTH MEETING, PA 19462
File No. 1339603

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 103 10 0 114.00

Davidson County DEEDQC
Recvd: 06/07/13 11:55 6 pgs
Fees:32.00 Taxes:0.00
20130607-0058147

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 9th day of May, 2013, by and between ADRIAN NOEL HITT AND BRIAN B. HITT, WIFE AND HUSBAND AND MILDRED HUNDLEY, A SINGLE WOMAN, of 806 NEARTOP DRIVE, NASHVILLE, TN 37205 hereinafter referred to as Grantor(s) and ADRIAN NOEL HITT AND BRIAN B. HITT, WIFE AND HUSBAND, of 806 NEARTOP DRIVE, NASHVILLE, TN 37205, 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: 806 NEARTOP DRIVE, NASHVILLE, TN 37205
Property Tax ID No.: 103 10 0 114.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NO. 20091231-0119017, Recorded: 12/31/2009

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).

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 9 day of MAY, 20 13.

Mildred Hundley
MILDRED HUNDLEY

STATE OF Arkansas
COUNTY OF Sebastian

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Mildred Hundley, 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 9 day of May, 2013

April Newhart
Notary Public
My Commission expires: Dec 3, 2013

APRIL NEWHART
Washington County
My Commission Expires
December 3, 2013

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, 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 _____ day of _____, _____.

_____
Notary Public
My Commission expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, 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 _____ day of _____, _____.

_____
Notary Public
My Commission expires: _____

Assessor's parcel No. 103 10 0 114.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 15th day of May, 20 13

ADRIAN NOEL HITT

BRIAN B. HITT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Adrian Noel Hitt, 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 15th 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 Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Brian B. Hitt, 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 15th 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 Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, 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 _____ day of _____, _____.

Notary Public
My Commission expires: _____

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 15th 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:

ADRIAN NOEL HITT AND BRIAN B. HITT
806 NEARTOP DRIVE
NASHVILLE, TN 37205

Name and address of property owner:

ADRIAN NOEL HITT AND BRIAN B. HITT
806 NEARTOP DRIVE
NASHVILLE, TN 37205

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAT OF SECTION 3, BROOKSIDE COURTS ADDITION NO. 4 AS OF RECORD IN PLAT BOOK 2083, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PARCEL AS THAT CONVEYED BY DEED TO ADRIAN NOEL HITT AND BRIAN B. HITT, WIFE AND HUSBAND, AND MILDRED HUNDLEY, A SINGLE WOMAN FROM LAUREN G. BARNES AND TERRI D. BARNES, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, DATED DECEMBER 29, 2009, RECORDED DECEMBER 31, 2009, IN INSTRUMENT NO. 20091231-0119017, IN THE AFORESAID LAND RECORDS.

PARCEL ID: 103 10 0 114.00

PROPERTY COMMONLY KNOWN AS: 806 NEARTOP DRIVE, NASHVILLE, TN 37205

True Copy Certification

I, Pheng Phanhsackdy, 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 Montgomery

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Pheng Phanhsackdy 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: _____

Notary' Seal (if on paper)

NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP., MONTGOMERY COUNTY
My Commission Expires May 17, 2015