After Recording Return to:
AVENUE 365 LENDER SERVICES, LLC
4000 CHEMICAL ROAD, 3RD FLOOR, SUITE 440
PLYMOUTH MEETING, PA 19462
File No. 1337557

This document prepared by:

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CLARENCE, NY 14031
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Davidson County DEEDQC
Recvd: 06/13/13 13:25 5 pgs
Fees:27.00 Taxes:0.00
20130613-0060530

Tax ID No.:
158 02 0 004.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 5th day of June, 2013, by and between BLAIR B. TEASDALE, A MARRIED WOMAN, a mailing address of 6210 HILLSBORO PIKE, NASHVILLE, TN 37215 hereinafter referred to as Grantor(s) and TIMOTHY R. TEASDALE, A MARRIED MAN, a mailing address of 6210 HILLSBORO PIKE, NASHVILLE, TN 37215, 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: 6210 HILLSBORO PIKE, NASHVILLE, TN 37215
Property Tax ID No.: 158 02 0 004.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER 20130115-0004705, Recorded: 01/15/2013

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).

Assessor's parcel No. 158 02 0 004.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 7th day of June, 2013.

BLAIR B. TEASDALE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Blair Teasdale, 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 7th day of June, 2013.

Notary Public
My Commission expires: 2/28/2016

CAROL B. CHRISTIAN
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 5th day of June, 2013.

Notary Public
Commission Expires 2/28/2016

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

TIMOTHY R. TEASDALE
6210 HILLSBORO PIKE
NASHVILLE, TN 37215

Name and address of property owner:

TIMOTHY R. TEASDALE
6210 HILLSBORO PIKE
NASHVILLE, TN 37215

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

ALL THE FOLLOWING DESCRIBED TRACT OF LAND:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.22, SECTION 1, ON THE PLAN OF HILLSBORO PARK, OF RECORD IN PLAT BOOK 2331, PAGES 30 AND 31, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THE IMPROVEMENTS THEREON BEING KNOWN AS 6210 HILLSBORO PIKE, NASHVILLE, TENNESSEE - 37215.

BEING THE SAME PREMISES CONVEYED UNTO TIMOTHY R. TEASDALE AND WIFE, BLAIR B. TEASDALE, BY VIRTUE OF DEED FROM JAMES L. KNIGHT AND WIFE, DALE J. KNIGHT DATED JANUARY 15, 2010, RECORDED JANUARY 20, 2010 IN INST NO: 20100120-0004858, DAVIDSON COUNTY, TN.

BEING THE SAME PREMISES CONVEYED UNTO BLAIR B. TEASDALE, A MARRIED WOMAN, BY VIRTUE OF DEED FROM TIMOTHY R. TEASDALE, A MARRIED MAN DATED SEPTEMBER 10, 2012, RECORDED JANUARY 15, 2013 IN INST NO: 20130115-0004705, DAVIDSON COUNTY, TN.

PARCEL ID NUMBER: 158 02 0 004.00

PROPERTY COMMONLY KNOWN AS: 6210 HILLSBORO PIKE, NASHVILLE, TN 37215

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