BILL GARRETT, Davidson County
Trans:T20130051536 DEEDQC
Recvd: 06/19/13 10:16 5 pgs
Fees:27.00 Taxes:0.00
20130619-0062556

Commitment Number: 370238

~~After Recording Return To:~~
Gregory A. Wilber and **Karen H. Wilber**
297 Fairfax Avenue, Nashville TN 37212

RETURN TO:
WFG LENDER SERVICES
RECORDING DEPARTMENT
2625 TOWNSGATE ROAD SUITE 101
WESTLAKE VILLAGE, CA 91361

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
GREGORY A. WILBER and **KAREN J. WILBER**, 297 Fairfax Avenue, Nashville TN 37212

EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104-10-0-277.00

QUITCLAIM DEED

Gregory A. Wilber and **Karen J. Huff**, now husband and wife, hereinafter grantors, of **Davidson County, TN**, for $ 0.00 and the correction of the public record as to their marital status in consideration paid, grant and quitclaim to **Gregory A. Wilber** and **Karen H. Wilber**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **297 Fairfax Avenue, Nashville, TN 37212**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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

LAND IN DAVIDSON COUNTY TENNESSEE BEING LOT 1 ON THE RESUBDIVISION OF LOT 1 ON THE PLAN OF ALAN D. RATNER'S SUBDIVISION OF RECORD IN PLAT INSTRUMENT NO. 20031107-0163775 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT KINCAID, AN UNMARRIED MAN BY DEED DATED SEPTEMBER 26, 2003 FROM JANE SIMPSON OF RECORD IN INSTRUMENT NO. 20031015-0152889, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JANE SIMPSON BY DEED DATED AUGUST 16, 1999 FROM KEITH E. BLAYDES OF RECORD IN BOOK 11625, PAGE 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

P.I.D#:: 104-10-0-277.00

Property Address is: 297 Fairfax Avenue, Nashville, TN 37212

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: 20040719-0085768

Executed by the undersigned on 6/6, 2013:

Gregory A. Wilber

Karen J. Huff

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 6, 2013 by **Gregory A. Wilber** and **Karen J. Huff** who are personally known to me or have produced Drivers Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public Alisha Poling

ALISHA POLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
August 23, 2016

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 6th day of June, 2013.

Gregory A. Wilber
Affiant

GREGORY A. WILBER
Print Name

Karen H. Wilber
Affiant

KAREN H. WILBER
Print Name

(Seal)

ALISHA POLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: August 23, 2016

Alisha Poling
Notary Public

My commission expires:
8/23/14

Alisha Poling
Print Name

EXHIBIT "A"

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

LAND IN DAVIDSON COUNTY TENNESSEE BEING LOT 1 ON THE RESUBDIVISION OF LOT 1 ON THE PLAN OF ALAN D. RATNER'S SUBDIVISION OF RECORD IN PLAT INSTRUMENT NO. 20031107-0163775 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

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BEING THE SAME PROPERTY CONVEYED TO GREGORY A WILBER AND KAREN J HUFF BY DEED OF ROBERT KINCAID DATED 07/15/2004 AND RECORDED 07/19/2004 AS INSTRUMENT # 20040719-0085768 IN DAVIDSON COUNTY, TENNESSEE.