BILL GARRETT, Davidson County
Trans:T20130057402 DEEDQC
Recvd: 07/05/13 11:53 5 pgs
Fees:27.00 Taxes:0.00
20130705-0069787

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ANGELA WHITACRE
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

TOMMY LEE THOMAS
525 HAROLD PREWETT DRIVE
NASHVILLE, TN 37218

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TOMMY LEE THOMAS and JESSIE M. DILLARA (herein, "Grantor"), whose address is 525 Harold Prewett Drive, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to TOMMY LEE THOMAS, an unmarried man (herein, "Grantee"), whose address is 525 Harold Prewett Drive, Nashville, TN 37218, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 525 Harold Prewett Dr., Nashville, TN 37218

PIN NO: 070010A00700CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 3rd day of July, 2013.

GRANTOR:

Tommy Lee Thomas

Tommy Lee Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tommy Lee Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of July, 2013.

[Affix Notary Seal]

Edna Grove

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 7, 2014

EDNA GROVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

GRANTOR:

Jessie M. Dillara

Jessie M. Dillara

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jessie M. Dillara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of July, 2013.

[Affix Notary Seal]

Edna Grove

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 7, 2014

EDNA GROVE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires
July 7, 2014

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 0.

GRANTEE

Grantee signature Tommy Lee Thomas.
Tommy Lee Thomas

Subscribed and sworn to under oath before me, this 3rd day of July, 2013.

Edna Grove
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

[Affix Notary Seal]



My Commission Expires July 7, 2014

EXHIBIT A

[Legal Description]

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7, WEST HAMILTON PLACE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020807-0094807, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY BEING PART OF THE SAME PROPERTY CONVEYED TO AFFORDABLE HOUSING RESOURCES, INC. FROM I. S. A., INC.

THIS CONVEYANCE IS SUBJECT TO A) 2005 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INST. NO. 20020807-0094807; INST. NO. 20020619-0074235; INST. NO. 20011213-0137889; BOOK 4517, PAGE 374; BOOK 4517, PAGE 377; BOOK 5093, PAGE 388; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO TOMMY LEE THOMAS AND JESSIE M. DILLARA, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM AFFORDABLE HOUSING RESOURCES, INC. RECORDED 09/13/2005 IN DEED BOOK PAGE , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Intrument No. 20050913-0110122 on September 13, 2005.

PIN NO: 070010A00700CO

STREET ADDRESS:

525 Harold Prewett Dr., Nashville, TN 37218

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

13-48724 (ds)