Davidson County	DEEDQC
Recvd: 07/25/13 09:23	5 pgs
Fees:27.00 Taxes:0.00	
20130725-0076894	

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
MICHAEL J. VARLEY LEISHA A. VARLEY 637 ALBANY DRIVE HERMITAGE, TN 37076	MICHAEL J. VARLEY LEISHA A. VARLEY 637 ALBANY DRIVE HERMITAGE, TN 37076

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, MICHAEL J. VARLEY, a married man, joined by his spouse, LEISHA VARLEY (herein, "Grantor"), whose address is 637 Albany Drive, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to MICHAEL J. VARLEY and LEISHA A. VARLEY, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 637 Albany Drive, Hermitage, TN 37076, 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: 637 Albany Drive, Hermitage, TN 37076

WITNESS my hand and seal this 18th day of July, 2013.

PIN NO: 075-08-0-045.0

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

GRANTOR:

Michael J. Varley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael J. Varley, 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 18th day of July, 2013

[Affix Notary Seal]

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

GRANTOR:

Leisha Varley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Leisha Varley, 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 18th day of July, 2013

[Affix Notary Seal]

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature _____
Michael J. Varley

Subscribed and sworn to under oath before me, this 18th day of July, 2013

[Affix Notary Seal]

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

EXHIBIT A

[Legal Description]

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

BEING Lot No. 250, Section Four, TULIP GROVE Subdivision, as shown by plat of record in Plat Book 4175, Page 12, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

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 Instrument No. 20060306-0025768 on March 6, 2006.

PIN NO: 075-08-0-045.00

STREET ADDRESS: 637 Albany Drive, Hermitage, TN 37076

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.

True Copy Certification

I, Sean Fox, 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 RI

County of Providence

Personally appeared before me, Ashley L Laferriere a notary public for this county and state, Sean Fox 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)

Ashley L. Laferriere
Notary Public
State of Rhode Island
My Commission Expires March 14, 2015