After Recording Return to:
AVENUE 365 LENDER SERVICES, LLC
4000 CHEMICAL ROAD 2ND FLOOR SUITE 440
PLYMOUTH MEETING, PA 19086
File No. 1341804

This document prepared by:
PAUL JUNGERS, ESQ.,
401 OHIO STREET, SUITE A-5
TERRE HAUTE, IN 47807
866-333-3081

Tax ID No.: 08306022100

Davidson County DEEDQC
Recvd: 07/26/13 08:20 6 pgs
Fees:32.00 Taxes:0.00
20130726-0077411

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 19th day of July, 2013, by and between **AIMEE ROMERO, A SINGLE WOMAN AND DANIEL M. ROMERO, A MARRIED MAN**, 1608 FRANKLIN AVENUE, NASHVILLE, TN, 37206 hereinafter referred to as Grantor(s) and **AIMEE ROMERO, A SINGLE WOMAN**, 1608 FRANKLIN AVENUE, NASHVILLE, TN, 37206, 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: 1608 FRANKLIN AVENUE, NASHVILLE, TN 37206
Property Tax ID No.: 08306022100
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: 20120502-0037757, Recorded: 05/02/2012

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. 08306022100

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 19 day of July, 2013.

AIMEE ROMERO

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Aimee Romero, 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 19 day of July, 2013.

Notary Public
My Commission expires: 05-05-15

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 05, 2015

Assessor's parcel No. 08306022100

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

DANIEL M. ROMERO

STATE OF New York
COUNTY OF Saratoga

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Daniel Mark Romero, 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 5th day of July, 2013.

Notary Public
My Commission expires: 1/31/14.

STEPHEN E. GREEN
Notary Public, State of New York
Qualified in Saratoga County
Commission Expires 1/31/14

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 19 day of July, 2013.

Notary Public
Commission Expires 05-05-15

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 05, 2015

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

AIMEE ROMERO
1608 FRANKLIN AVENUE
NASHVILLE, TN, 37206

Name and address of property owner:

AIMEE ROMERO
1608 FRANKLIN AVENUE
NASHVILLE, TN, 37206

EXHIBIT A
LEGAL DESCRIPTION

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

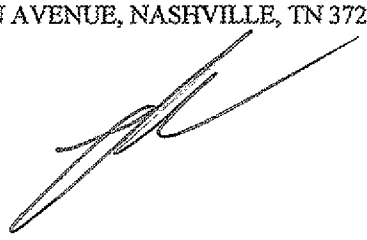
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50.0 FEET OF LOT NO. 8 ON THE PLAN OF SUBDIVISION OF THE J. S. DUNBAR HOME PLACE, AS OF RECORD IN BOOK 332, PAGE 156, REGISTER'S OFFICE FOR SAID COUNTY, AND A FOOT 500 STRIP ADJOINING AND IMMEDIATELY NORTH OF SAID PART OF LOT NO. 8, BEING PART OF FRANKLIN AVENUE, AS ORIGINALLY ESTABLISHED. SAID PART OF LOT NO. 8 TOGETHER WITH SAID STRIP FRONTS 50 FEET ON THE SOUTHERLY SIDE OF FRANKLIN AVENUE AS NOW ESTABLISHED AND RUNS BACK BETWEEN PARALLEL LINE 247-1/2 FEET MORE OR LESS, TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO WILLIAM JACK KING AND CHRISTINE KING, BY WARRANTY DEED FROM SHELIA J. PUGH AND DANNY KEITH ELLIS, BOTH UNMARRIED, DATED 6/28/02 AND RECORDED 7/10/02 IN INSTRUMENT NO. 20020710-0082953, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID WILLIAM JACK KING HAVING SINCE DIED INTESTATE ON OCTOBER 21, 2011 A RESIDENT OF DAVIDSON COUNTY, TENNESSEE, SURVIVED BY HIS SON, WILLIAM JEFFREY KING AND DAUGHTER, CHRISTINE KING AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH 20120520037755 AND 2012050200377756 SAID WILLIAM JEFFREY KING AND CHRISTINE KING BEING THE ONLY HEIRS AT LAW OF THE DECEASED WILLIAM JACK KING.

BEING THE SAME PARCEL AS THAT CONVEYED BY DEED TO AIMEE ROMERO, A SINGLE WOMAN AND DANIEL M. ROMERO, A MARRIED MAN FROM WILLIAM JEFFREY KING AND CHRISTINE KING AS THE ONLY HEIRS AT LAW OF WILLIAM JACK KING, DECEASED (A ONE HALF UNDIVIDED INTEREST) AND CHRISTINE KING (A ONE HALF UNDIVIDED INTEREST), DATED APRIL 27, 2012, RECORDED MAY 02, 2012, IN INSTRUMENT NO. 20120502-0037757, IN THE AFORESAID LAND RECORDS.

PARCEL ID: 08306022100

PROPERTY COMMONLY KNOWN AS: 1608 FRANKLIN AVENUE, NASHVILLE, TN 37206



True Copy Certification

I, __Jeffrey Williams_____, 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.

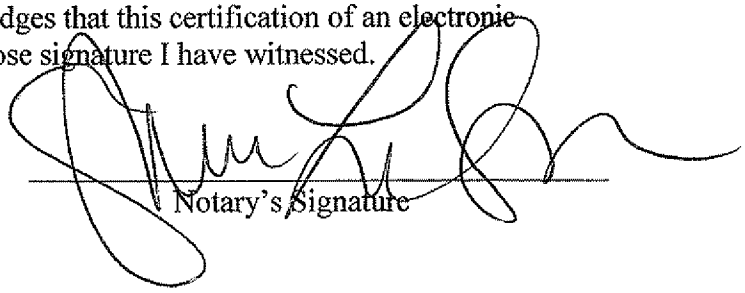


_____
Signature

State of _____Pennsylvania_____

County of _____Montgomery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Jeffrey Williams 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