This instrument prepared by:
First American Title Insurance Company Mortgage Services Division-NTP

6 Campus Circle, Bldg 6 Floor 3
Westlake, Texas 76262
(877)286-6993

Davidson County	DEEDQC
Recvd: 07/31/13 14:07	5 pgs
Fees:27.00 Taxes:0.00	
20130731-0079856	

File No.: **7938511n**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the June 17, 2013, by and between **LARRY M. BURNEY, JR., A MARRIED ~~WOMAN~~ WHO ACQUIRED TITLE AS UNMARRIED**, party of the first part, and **LARRY M. BURNEY, JR. AND ASHLEY LYN BURNEY, HUSBAND AND WIFE**, party of the second part.

WITNESSETH: That for and in consideration of Zero Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **HERMITAGE**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by JUNE 15, 2007 Deed of record in:
Book _____, Page No. _____ or Instrument No. 20070620-0073 627 in said Registor's office.

The property is improved with an address of: **1479 STEWARTS FERRY PIKE, HERMITAGE, Tennessee 37076**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

mail TAX statement to:
LARRY M BURNEY SR
ASHLEY LYN BURNEY
1479 STEWARTS FERRY PIKE
HERMITAGE, Tennessee 37076

LARRY M. BURNEY, JR

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, Carol DiGiore (name of notary public), **LARRY M. BURNEY, JR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this June 17, 2013.

Carol DiGiore
Notary Public

My Commission Expires: 9.9-14

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this the June 17, 2013.

Carol DiGiore
Notary Public

My Commission Expires: 9.9-14

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
110000001

NAME AND ADDRESS OF A PROPERTY OWNER:
LARRY M. BURNEY, JR. AND ASHLEY LYN BURNEY
1479 STEWARTS FERRY PIKE
HERMITAGE, TENNESSEE 37076

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

Exhibit "A"

Real property in the City of **HERMITAGE**, County of **DAVIDSON**, State of **Tennessee**, described as follows:

BEGINNING at a point in the center line of Stewarts Ferry Road, at the corner of the original Tract Nos. 1 and 2 shown on survey made by Lewis D. Justice, Surveyor, in November 1947, said point being 1021.4 ft. more or less westerly from the center line of New Hope Road, thence along the line between Tract Nos. 1 and 2, North 6° 15' East 590.2 ft., to an iron pin; thence north 83° 45' West 180 ft. to an iron pin; thence south 6° 15' West 527.7 ft. to a point in the center line of Stewart Ferry Road; thence with the center line of said Road south 63° 25' east 32 feet to a point, and continuing with the center line of said road, south 83° 45' East 150.1 feet to the beginning, containing 2.403 acres, more or less.

Being all of that certain property conveyed to LARRY M. BURNEY, JR., UNMARRIED from CECIL K. CASTO AND SANDRA M. CASTO, HUSBAND AND WIFE, by deed dated June 15, 2007 and recorded June 20, 2007 as INSTRUMENT NO. 20070620-0073622 of official records.

Commonly known as: 1479 STEWARTS FERRY PIKE, HERMITAGE, TN 37076

APN #: **110000001**

BURNEY
47174042
FIRST AMERICAN ELS
QUIT CLAIM DEED

TN

4

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

True Copy Certification

I, Adam Kunter, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Adam Kunter 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: Dec 16, 2016

Notary Seal

