Davidson County DEEDQC
Recvd: 08/02/13 10:50 5 pgs
Fees:27.00 Taxes:0.00
20130802-0080825

Commitment Number: 13282145

After Recording, Return To:

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:
James Whitaker and **Erica C Whitaker**, 735 Tulip Grove Road, Unit #204, Nashville, TN 37076

EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(3)(A)(i)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 075120F02500CO

QUITCLAIM DEED

James Whitaker, married to **Erica C Whitaker**, hereinafter grantors, of **Davidson County, Tennessee**, for $0.00 and as a gift to wife in consideration paid, grants and quitclaims to **James Whitaker** and **Erica C Whitaker**, husband and wife, hereinafter grantees, whose tax mailing address is **735 Tulip Grove Road, Unit #204, Nashville, TN 37076**, 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 No. 25 a/k/a Unit 204 of Tulip Cove Townhomes, a horizontal property regime with private elements, as shown in Exhibit "B" of master deed plat plan as recorded in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699, Register's Office for Davidson County, Tennessee, to which plat reference is

Campagnoni by that deed dated 3/6/2009 and recorded 3/13/2009 in Document No# 20090313-0022879, of the Davidson County, TN public registry.

Property Address is: 735 TULIP GROVE ROAD, UNIT #204, NASHVILLE, TN 37076

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: **20090313-0022879**

Executed by the undersigned on July 25, 2013:

James Whitaker

STATE OF CA
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me on July 25, 2013 by **James Whitaker** who is personally known to me or have produced US Passport 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

MICHAEL A. GOYENECHE
COMM. # 1959844
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
November 10, 2015

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of CA
County of Los Angeles

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 25 day of July, 2013.

MICHAEL A. GOYENECHE
COMM. # 1959844
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
November 10, 2015

Affiant

James Whitaker
Print Name

(Seal)

Michael A Goyenech
Notary Public

My commission expires:

11-10-15

Michael A. Goyenech
Print Name

True Copy Certification

I, Catherine Robinette, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Bozena McCraven, a notary public for this county and state, Catherine Robinette 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: 6-22-2018

Notary' Seal (if on paper)

BOZENA MCCRAVEN
NOTARY PUBLIC
UNION COUNTY, N. C.