THIS INSTRUMENT WAS PREPARED BY: ATHENS TITLE & ESCROW LLC
5115 MARYLAND WAY
BRENTWOOD, TN 37027

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd 2891748
Aliquippa, PA 15001

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/17/13 13:45 4 pgs
Fees:22.00 Taxes:0.00
20130917-0097924

ADDRESS OF OWNER(s) SEND TAX BILLS TO: MAP-PARCEL NUMBER

Seth L. Edwards
2601 Cooper Lane SAME Map 073-09-0
Nashville, TN 37216 Parcel 028.00

Information provided by the parties without the aid of title examination.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **Shannon F. Edwards**, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **Seth L. Edwards**, hereinafter referred to as Grantee(s), his heirs and assigns, all his right, title, and interest in and to the following described tract of land.:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Gibson Heights as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Seth L. Edwards and wife Shannon F. Edwards by Warranty Deed from Benjamin M. Culbertson of record by Instrument No. 20021218-0156406, Register's Office for Davidson County, TN.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is known as 2601 Cooper Lane, Nashville, TN 37216.

WITNESS my hand, this the 1st day of July, 2006.

Seth Logan Edwards
Seth L. Edwards

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Seth L. Edwards, Trustee, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 9th day of July, 2006.

CHARLES E. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9-19-09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Patrick Walker
Affiant

Sworn to and subscribed before me this 9th day of July, 2006.

CHARLES E. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9-19-09

Shannon F. Edawrds

Shannon F. Edawrds

CHARLES WALKER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

State of Tennessee
County of ss: Davidson

On this the 23rd day of January 2012 before me Charles Walker the undersigned officer, personally appeared Shannon F. Edawrds known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

My Commission Expires: 9-8-2013

Notary Public,

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Gibson Heights as of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and accurate description of said lot.

Being the same property as conveyed from Benjamin M. Culbertson, an unmarried man to Seth L. Edwards and wife, Shannon F. Edwards, as described in Instrument No. 20021218-0156406, Dated 12/16/2002 , Recorded 12/18/2002 in DAVIDSON County Records.

Tax ID: 07309002800

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries