This instrument prepared by:
First American Mortgage Services
1591 Galbraith Avenue, Suite 200
Grand Rapids, Michigan 49546
(800)540-7064

Davidson County	DEEDQC
Recvd: 10/04/13 14:12	5 pgs
Fees:27.00 Taxes:0.00	
20131004-0104669	

File No.: **8035522n**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the Sept 20, 2013, by and between **MARK ANDRE MANIER, A MARRIED MAN WHO ACQUIRED TITLE AS UNMARRIED**, party of the first part, and **MARK ANDRE MANIER AND CHARLENE MANIER, HUSBAND AND WIFE AS JOINT TENANTS**, 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 **Nashville**, 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 **Warranty** Deed of record in: Book **11727**, Page No. **692** in said Registor's office.

X The property is improved with an address of: **1914 BATAVIA ST, Nashville, Tennessee 37208**

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.

MARK ANDRE MANIER

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Ann Stathos Donnell (name of notary public), **MARK ANDRE MANIER, A MARRIED MAN**, 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 09/20/13.

Notary Public

My Commission Expires: 12/06/16

Ann Stathos Donnell State of Tennessee Notary Public Davidson County

STATE OF **Tennessee**

COUNTY Davidson OF

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$0.00** .

Affiant

Subscribed and sworn to before me this the 09/20/13.

Notary Public

My Commission Expires: 12/06/16

Ann Stathos Donnell State of Tennessee Notary Public Davidson County

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

TAX PARCEL NO.:
092 07 0 176.00

NAME AND ADDRESS OF A PROPERTY OWNER:
MARK ANDRE MANIER AND CHARLENE MANIER
1914 BATAVIA ST
Nashville, TN 37208

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
MARK ANDRE MANIER AND CHARLENE MANIER
1914 BATAVIA ST
Nashville, TN 37208

Form No. 3301 (01/08)
Short Form Commitment

ORDER NO: **8035522n**
FILE NO: **8035522n**
CUSTOMER REF: **0087560223**

Exhibit "A"

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

BEING THE EASTERLY 74 FEET OF LOT NO. 4, W. G. BUSH SUBDIVISION OF LOT NO. 16, HARDING LYTLE TRACT, OF RECORD IN BOOK 57, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 74 FEET ON THE NORTH SIDE OF BATAVIA STREET (NOW KNOWN AS BRITT PLACE) AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being all of that certain property conveyed to MARK ANDRE MANIER, UNMARRIED from AFFORDABLE HOUSING RESOURCES, INC., by deed dated October 29, 1999 and recorded November 2, 1999 as BOOK 11727, PAGE 692 of official records.

Commonly known as: 1914 BATAVIA ST, Nashville, TN 37208

APN #: **092 07 0 176.00**

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

MANIER TN
47592502
FIRST AMERICAN ELS
QUIT CLAIM DEED

True Copy Certification

I, Lakeisha Arnold, 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 LaKisha Arnold

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Lakeisha Arnold 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



