Davidson County DEEDQC
Recvd: 11/06/13 09:36 4 pgs
Fees:22.00 Taxes:0.00
20131106-0115013

After Recording Return To:

Mail to: 208681
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0881

Prepared:
P. DeSantis, Esq.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
161-10-0-B 021.00

QUIT CLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (B)}
[this is an inner family conveyance]

New Owner/ Property Being Conveyed
Mary Catherine Tubbs
5256 Village Trace
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 23 day of August, 2013, between JAMES C. TUBBS and CAROLE S. TUBBS, husband and wife, residing at 5256 Village Trace, Nashville, TN 37211, and JAMES COLLIN TUBBS, JR., a married man, joined by his spouse ANGELA LYNN BUCHANAN-TUBBS, residing at 442 West Main St., Greensville, TN 37743, hereinafter referred to as collectively "**Party of the First Part**" and MARY CATHERINE TUBBS, a married woman, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARCEL ID 161-10-0-B 021.00. THIS LAND IS KNOWN AS LOT NO. 212 ON THE PLAN OF VILLAGES OF BRENTWOOD, PHASE FIVE, OF RECORD IN PLAT BOOK 6900, PAGE 896, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 6143, PAGE 11, BOOK 6393, PAGE 495, BOOK 7834, PAGE 676, BOOK 8507, PAGE 831 AND ALL MATTERS SHOWN ON THE PLAN OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JAMES C. TUBBS AND WIFE, CAROLE S. TUBBS BY DEED FROM JASON T. YOUNG AND WIFE, LAURA D. YOUNG, RECORDED

OCTOBER 1, 1998 IN BOOK 11136, PAGE 104 IN THE OFFICIAL RECORDS OF NASHVILLE COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY AS CONVEYED TO MARY CATHERINE TUBBS, AS TO A 8.333% INTEREST BY DEED FROM JAMES C. TUBBS AND CAROLE S. TUBBS, RECORDED DECEMBER 29, 2008 AS INSTRUMENT NUMBER 20081229-0122866 IN THE OFFICIAL RECORDS OF NASHVILLE COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY AS CONVEYED TO JAMES COLLIN TUBS, JR., AS TO A 8.333% INTEREST BY DEED FROM JAMES C. TUBBS AND CAROLE S. TUBBS, RECORDED DECEMBER 29, 2008 AS INSTRUMENT NUMBER 20081229-0122867 IN THE OFFICIAL RECORDS OF NASHVILLE COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY AS CONVEYED TO JAMES COLLIN TUBS, JR., AS TO A 13% INTEREST BY DEED FROM JAMES C. TUBBS AND CAROLE S. TUBBS, RECORDED FEBRUARY 26, 2009 AS INSTRUMENT NUMBER 20090226-0016812 IN THE OFFICIAL RECORDS OF NASHVILLE COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY AS CONVEYED TO MARY CATHERINE TUBBS, AS TO A 13% INTEREST BY DEED FROM JAMES C. TUBBS AND CAROL S. TUBBS, RECORDED FEBRUARY 26, 2009 AS INSTRUMENT NUMBER 20090226-0016813 IN THE OFFICIAL RECORDS OF NASHVILLE COUNTY, TENNESSEE.

PROPERTY ADDRESS: 5256 Village Trace, Nashville, Tennessee 37211
The legal description was obtained from a previously recorded instrument.

***For information purposes only**: Grantee, Mary Catherine Tubbs, a married woman, now holds 100% interest in the property referenced herein.*

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

James C. Tubbs
JAMES C. TUBBS

Carole S. Tubbs
CAROLE S. TUBBS,

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 3 day of September 2013, before me personally appeared JAMES C. TUBBS and CAROLE S. TUBBS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Tonya Greer
NOTARY PUBLIC

My Commission Expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

JAMES COLLIN TUBBS, JR.

ANGELA LYNN BUCHANAN-TUBBS

STATE OF TENNESSEE }

COUNTY OF Hamblen }

On this 23rd day of August, 2013, before me personally appeared **JAMES COLLIN TUBBS, JR.**, and **ANGELA LYNN BUCHANAN-TUBBS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires: 7/24/2016

DIANE S. GREGG STATE OF TENNESSEE NOTARY PUBLIC HAMBLEN COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0 .

JAMES C. TUBBS

CAROLE S. TUBBS

JAMES COLLIN TUBBS, JR.

ANGELA LYNN BUCHANAN-TUBBS

Subscribed and sworn to before me this 23rd day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 7/24/2016

DIANE S. GREGG STATE OF TENNESSEE NOTARY PUBLIC HAMBLEN COUNTY

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.

True Copy Certification

I, RHONDA HAMMOND, 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.

RHONDA HAMMOND
Signature

State of MO

County of JACKSON

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

TRACY L. KJAR

* Rhonda Hammond

Notary's Signature

My Commission Expires: 1-1-17
Notary' Seal (if on paper)

TRACY L. KJAR
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Jan. 1, 2017
Commission # 13525068