After Recording Return to:
SOLUTIONSTAR SETTLEMENT SERVICES
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CORAOPOLIS, PA 15108
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This document prepared by:
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Tax ID No.: 05908023100

Davidson County DEEDQC
Recvd: 11/14/13 10:24 5 pgs
Fees:27.00 Taxes:0.00
20131114-0117618

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 7th day of Nov., 2013, by and between **ERIC E. THOMPSON AND KAREN S. BATES-THOMPSON, F/K/A KAREN S. BATES, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS UNMARRIED INDIVIDUALS, AS TENANTS IN COMMON WITH EXPRESSED RIGHTS OF SURVIVORSHIP**, 2957 CLAYMILLE BOULEVARD, NASHVILLE, TN 37207 hereinafter referred to as Grantor(s) and **ERIC E. THOMPSON AND KAREN S. BATES-THOMPSON, HUSBAND AND WIFE**, 2957 CLAYMILLE BOULEVARD, NASHVILLE, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 2957 CLAYMILLE BOULEVARD, NASHVILLE, TN 37207
Property Tax ID No.: 05908023100
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20040503-0050155, Recorded: 05/03/2004

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Assessor's parcel No. 05908023100

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 7th day of Nov., 2013.

ERIC E. THOMPSON

Karen S. Bates-Thompson F/K/A Karen S. Bates
KAREN S. BATES-THOMPSON,
F/K/A KAREN S. BATES

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Eric E. Thompson, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 7th day of Nov, 2013.

James A. Farley
Notary Public
My Commission expires: 5-24-16

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Karen S. Bates-Thompson F/K/A Karen Bates, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 7th day of Nov., 2013.

James A. Farley
Notary Public
My Commission expires: 5-24-16

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

EG Karen S. Bates-Thompson F/K/A Karen S. Bates
Affiant

Subscribed and sworn to before me this 7th day of Nov., 2013.

Janeen A. Farley
Notary Public
Commission Expires 5-24-16

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Name and address for person(s) responsible for taxes:

ERIC E. THOMPSON AND KAREN S. BATES-THOMPSON
2957 CLAYMILLE BOULEVARD
NASHVILLE, TN 37207

Name and address of property owner:

ERIC E. THOMPSON AND KAREN S. BATES-THOMPSON
2957 CLAYMILLE BOULEVARD
NASHVILLE, TN 37207

SCHEDULE "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 84, ON THE PLAN OF PHASE TWO, CLAYMILLE STATION, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 6900, PAGE 626, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.
BEING THE SAME PROPERTY CONVEYED TO IDA D. GARDNER BY WARRANTY DEED DATED FEBRUARY 26, 1993 OF RECORD AS BOOK 8875, PAGE 394 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN BOOK 7514, PAGE 41, ANY AND ALL MATTERS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 626; AND ANY AND ALL MATTERS OF RECORD; ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ERIC E. THOMPSON, UNMARRIED AND KAREN S. BATES, UNMARRIED, AS TENANTS IN COMMON WITH EXPRESSED RIGHTS OF SURVIVORSHIP BY DEED FROM IDA D. GARDNER, UNMARRIED RECORDED 05/03/2004 IN DOCUMENT NO. 20040503-0050155, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID # 05908023100

EET
PSIG

True Copy Certification

I, Tim Sexton, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Mark Bauwin, a notary public for this county and state, Tim Sexton 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: 12-14-2015

Notary' Seal (if on paper)

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015