Davidson County DEEDQC
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20131125-0120655

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St. Paul, MN 55117

This document prepared by:

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401 OHIO STREET, SUITE A-5
TERRE HAUTE, IN 47807
866-333-3081

Tax ID No.:
096 16 0 189.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 12th day of November 2013 by and between **STEPHEN A. KANIES, AN UNMARRIED MAN AND KATHERINE ALICE DRISKILL, F/K/A KATHERINE D. KANIES, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, a mailing address of 715 ORTEGA ROAD, NASHVILLE, TN 37214 hereinafter referred to as Grantor(s) and **STEPHEN A. KANIES, AN UNMARRIED MAN**, a mailing address of 715 ORTEGA ROAD, NASHVILLE, TN 37214, 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 the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 715 ORTEGA ROAD, NASHVILLE, TN 37214
Property Tax ID No.: 096 16 0 189.00

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 7224, PAGE 742, Recorded: 05/05/1987

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. 096 16 0 189.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 12th day of November, 2013.

Stephen A Kanies
STEPHEN A. KANIES

Katherine Alice Driskill F/K/A Katherine D. Kanies
KATHERINE ALICE DRISKILL, F/K/A
KATHERINE D. KANIES

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Stephen A. Kanies, 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 12th day of November 2013

Alison List Kristof
Notary Public
My Commission expires: 7/24/17

ALISON LIST KRISTOF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: 7/24/17

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Katherine Alice Driskill F/K/A Katherine D. Kanies, 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 12th day of November 2013

Alison List Kristof
Notary Public
My Commission expires: 7/24/17

ALISON LIST KRISTOF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: 7/24/17

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.

Stephen A Kanies
Affiant

Subscribed and sworn to before me this 12th day of November 2013

Alison List Kristof
Notary Public
Commission Expires 7/24/17

ALISON LIST KRISTOF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: 7/24/17

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

STEPHEN A. KANIES
715 ORTEGA ROAD
NASHVILLE, TN 37214

Name and address of property owner:

STEPHEN A. KANIES
715 ORTEGA ROAD
NASHVILLE, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NO. 259-B ZONE LOT DIVISION LOTS 254-257 AND 259 ON THE PLAN OF LARCHWOOD SUBDIVISION, SECTION 3 OF RECORD IN PLAT BOOK 6250, PAGE 454, AMENDING PLAT BOOK 5200, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

TAX ID NO: 096 16 0 189.00

PROPERTY COMMONLY KNOWN AS: 715 ORTEGA ROAD, NASHVILLE, TN 37214

SAK



I, LATHA PARAMESWARAN 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 Minnesota

County of Ramsey

Personally appeared before me, Xong Vang, a notary public for this county and state, LATHA PARAMESWARAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

XONG VANG
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

MY COMMISSION EXPIRES: January 31, 2017

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).