After Recording Return to:
ENTITLE INSURANCE COMPANY
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2013-73302

This document prepared by:
PAUL JUNGERS, ESQ.
401 OHIO STREET, SUITE A-5
TERRE HAUTE, IN 47807
866-333-3081

Tax ID No.: 06916011600

Davidson County	**DEEDQC**
Recvd: 12/26/13 08:53	**5 pgs**
Fees:27.00 Taxes:0.00	
20131226-0129647	

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 12th day of Dec. 2013, by and between ANN C. SIMS, WHO ACQUIRED TITLE AS ANNE CELESTE SIMS, 3513 JOHN MALLETTE DRIVE, NASHVILLE, TN 37218 hereinafter referred to as Grantor(s) and ANN C. SIMS, 3513 JOHN MALLETTE DRIVE, NASHVILLE, TN 37218, 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: 3513 JOHN MALLETTE DRIVE, NASHVILLE, TN 37218
Property Tax ID No.: 06916011600
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 6863, PAGE 508, Recorded: 05/21/1986

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).

acd

Assessor's parcel No. 06916011600

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

Ann C. Sims who acquired tittle as Anne Celeste Sims
ANN C. SIMS. WHO ACQUIRED
TITLE AS ANNE CELESTE SIMS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Ann Celeste Sims, 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 Dec. 2013

Notary Public
My Commission expires:

MY COMMISSION EXPIRES
MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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.

Ann C. Sims
Affiant

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

Jana Drury
Notary Public
Commission Expires MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Name and address for persons(s) to be billed, and/or for taxes:

ANN C. SIMS
3513 JOHN MALLETTE DRIVE
NASHVILLE, TN 37218

Name and address of property owner:

ANN C. SIMS
3513 JOHN MALLETTE DRIVE
NASHVILLE, TN 37218

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

BEING PARTS OF LOTS NOS. 8 AND 28 ON THE MAP OF ASHTON'S SUBDIVISION OF THE L. M. LEWIS FARM AT BORDEAUX, TENNESSEE, AS OF RECORD IN BOOK 421, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY MARGIN OF NEW HYDES FERRY PIKE AT THE CORNER OF LOTS NOS. 7 AND 8 ON SAID MAP; BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO L. A. JONES AND WIFE, BY DEED FROM BESSIE ALINE BRAZEL, OF RECORD IN BOOK 1813, PAGE 597, SAID REGISTER'S OFFICE;

THENCE WITH THE LINE BETWEEN SAID LOTS NO. 7 AND 8 AND SAID JONES' NORTHWESTERN BOUNDARY LINE, SOUTHWESTWARDLY 205 FEET, MORE OR LESS, TO THE NORTHEASTERN BOUNDARY LINE OF THAT PART OF LOT NO. 28 CONVEYED TO L. A. JONES AND WIFE, BY DEED FROM ELIZABETH CARMACK GIBBONS, OF RECORD IN BOOK 2927, PAGE 65, SAID REGISTER'S OFFICE;

THENCE WITH SAID JONES' NORTHEASTERN BOUNDARY LINE, NORTHWESTWARDLY 101.5 FEET TO THE SOUTHEASTERLY MARGIN MARGIN OF ELIZABETH AVENUE;

THENCE WITH SAME NORTHEASTWARDLY 188.4 FEET TO THE SOUTHWESTERLY MARGIN OF SAID PIKE;

THENCE WITH SAME SOUTHEASTWARDLY 101.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANNE CELESTE SIMS FROM JANE FREEMAN SIMS BY DEED DATED 21-MAY-1986 AND RECORDED ON 21-MAY-1986 IN BOOK 6863 PAGE 508 IN THE COUNTY RECORDER S OFFICE OF DAVIDSON COUNTY, TN.

APN: 06916011600

PROPERTY COMMONLY KNOWN AS: 3513 JOHN MALLETTE DRIVE, NASHVILLE, TN 37218

AD

True Copy Certification

I, Cathy Manges, 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, [Nicole M Yonlisky], a notary public for this county of Allegheny and state of Pennsylvania, [Cathy Manges] 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: 5.14.2014
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Chippewa Twp., Beaver County
My Commission Expires May 14, 2014
Member, Pennsylvania Association of Notaries