This instrument prepared by
And Return To:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

Map & Parcel: 104-08-362.00

Davidson County DEEDQC
Recvd: 02/07/14 09:44 3 pgs
Fees:17.00 Taxes:0.00
20140207-0010885

This instrument being prepared from information provided by the grantor.
No search was completed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katherine Oss, unmarried,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Katherine Oss, an unmarried woman, and Jerome T. Oss and Cheryl Oss, husband and wife, all as tenants in common with right of survivorship** hereinafter called the Grantee, their heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 and the northerly 7-1/2 feet of Lot No. 12 on the Plan of the Subdivision of Lot No. 60 of the O.B. Hayes Plan of Large Lots, called Rokeby, of record in Plat Book 161, Page 133, in the Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 57-1/2 feet on the westerly side of Villa Street and run back between parallel lines 145-1/2 feet to an alley.

Being the same property conveyed to Jerome T. Oss and wife, Cheryl A. Oss by Warranty Deed from Jeanette Hopkins, of record in Instrument No. 20050629-0074852, Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded on June 29, 2005.

Being the same property conveyed to Jerome T. Oss, Cheryl A. Oss, and Katherine E. Oss, as joint tenants with right of survivorship by Quitclaim Deed from Jerome T. Oss and wife, Cheryl A. Oss, and D. W. McMackin, Trustee, of record in Instrument No. 20060419-0044882, Register's Office for Davidson County, Tennessee, dated December 31, 2005 and recorded on April 19, 2006.

Being the same property conveyed to Katherine Oss by Quitclaim Deed from Jerome T. Oss and Cheryl A. Oss, of record in Instrument No. 20080214-0015047, Register's Office for Davidson County, Tennessee, dated January 31, 2008 and recorded on February 14, 2008.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 1711 Villa Place, Nashville, TN 37206

Witness my/our hand(s) this 31 day of JAN, 2014.

KATHERINE OSS BY JEROME T. OSS HER ATTY IN FACT
Katherine Oss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of January 2014, before me personally appeared **Jerome T. Oss** me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Katherine Oss** and who acknowledged that he executed the same as the free act and deed of the said **Katherine Oss** by virtue of that Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal.

My commission expires: 3/17/14

Notary Public

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2014.

Notary Public

My Commission Expires: 3/17/14

Address of New Owner:
Jerome T. Oss
3463 Sweeney Hollow Road
Franklin, TN 37064

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane, Ste 200
Knoxville, TN 37923

True Copy Certification

I, Pamela Jo Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson 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: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER