Davidson County DEEDQC
Recvd: 04/09/14 16:15 4 pgs
Fees:22.00 Taxes:0.00
20140409-0029826

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
NICOLAS A. BAUMHARDT
249 BURGANDY HILL ROAD
NASHVILLE, TN 37211
Customer Reference Number TN114501

Property Tax ID#: 172-12A/136.00 CO

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, NICOLAS A. BAUMHARDT, unmarried, and PATRICIA E. BROCK, unmarried, as Grantor, and NICOLAS A. BAUMHARDT and PATRICIA E. BAUMHARDT, HUSBAND & WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 249 BURGANDY HILL ROAD, NASHVILLE, TN 37211

Witness my hand this the 14 day of March, 2014

NICOLAS A. BAUMHARDT
3/14/14

PATRICIA E. BROCK
3/14/14

STATE OF Tenn. }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named NICOLAS A. BAUMHARDT, unmarried, and PATRICIA E. BROCK, unmarried, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 14 day of March, 2014.

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires June 21, 2016

Marie Milstein
Notary Public
My Commission expires: 06-21-2016

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 0.

3/14/14
Affiant's Name

Subscribed and sworn to before me this the 14 day of March, 2014.

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires June 21, 2016

Marie Milstein
Notary
My Commission expires: 06-21-2016

Name and Address of Property Owner:
249 Burgandy Hill Rd.
Nashville TN 37211
Nicolas A. Baumhardt

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
NICOLAS A. BAUMHARDT
PATRICIA E. BROCK BAUMHARDT
249 Burgandy Hill Rd
Nashville, TN 37211

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

"Exhibit A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 92 ON THE PLAN OF SECTION NINE, BRADFORD HILLS, OF RECORD IN PLAT BOOK 7900, PAGE 414 AND BOUNDARY PLAT OF RECORD IN PLAT BOOK 7900, PAGE 6, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NICHOLAS BAUMHARDT AND PATRICIA BROCK FROM TAMMY LYNN HOLMES BY DEED RECORDED MAY 23, 2008 AS INSTRUMENT NO. 20080523-0053153 IN THE ROD OFFICE OF DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS 249 BURGANDY HILL ROAD, NASHVILLE, TN 37211

PARCEL ID NO. 172-12A/136.00 CO

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: September 9, 2015

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # EE 123532
EXPIRES: September 9, 2015
Bonded Thru Notary Public Underwriters