Davidson County DEEDQC
Recvd: 07/07/14 14:03 9 pgs
Fees:47.00 Taxes:0.00
20140707-0059552

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Order Number: LP14002425

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Stephen D. Thurman, divorced and not remarried, and Virginia G. Hubbell, f/k/a Virginia G. Thurman, divorced and remarried to Michael J. Hubbell,** for Ten Dollars ($10.00) and other valuable consideration paid, do hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Michael J. Hubbell and Virginia G. Hubbell, Husband and Wife,** Tenancy by Entireties, whose address is 3908 Bryce Rd., Nashville Tennessee 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Holt Woods, Section Nine, of record in Plat Book 9700, Page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

Restrictive covenants contained in an instrument of record in Book 9570, Page 22, Book 10062, Page 821, Book 9933, Page 151, Book 9933, Page 153, Book 10256, Page 504, Book 10256, Page 506, Book 10258, Page 142, Book 10469, Page 57, Book 10800, Page 575, and Book 11096, Page 143, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Plat Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Plat Book 7900, Page 668, Register's Office for Davidson County, Tennessee.

By-Laws of recorded in Plat Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 172 15 0A 143.00
Street address of property: 3908 Bryce Rd., Nashville Tennessee 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20020808-0095953 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Michael J. Hubbell and Virginia G. Hubbell, 3908 Bryce Rd., Nashville Tennessee 37211

Signed this 13TH day of JUNE, 2014.

Signatures of Grantor (1 of 2):

Stephen D. Thurman

STATE OF TENNESSEE, COUNTY OF _____, SS:

BE IT REMEMBERED That on this 13TH day of June, 2014 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Stephen D. Thurman, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal and the day and year last aforesaid.

Notary Public

JONI GORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

Property Address: 3908 Bryce Rd., Nashville Tennessee 37211
Tax Parcel: 172 15 0A 143.00

Oath of Consideration

I or we, Stephen D. Thum, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 13TH day of JUNE, 2014.

Signatures of Affiant(s):

Stephen D. Thum

Sworn and subscribed before me this 13TH day of June, 2014

Notary Public

JONI GORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

Signed this 20 day of June, 2014.

Signatures of Grantors (2 of 2):

Virginia G. Hubbell

STATE OF ~~TENNESSEE~~ GA, COUNTY OF Fulton, SS:

BE IT REMEMBERED That on this 20 day of June, 2014 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Virginia G. Hubbell, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal and the day and year last aforesaid.

Notary Public

STANLEY S SCOTT
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES 10-23-2015

Signed this 20 day of June, 2014.

Signatures of Grantors (2 of 2):

Virginia G. Hubbell

STATE OF ~~TENNESSEE~~ GA, COUNTY OF Dawson SS:

BE IT REMEMBERED That on this 20 day of June, 2014 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Virginia G. Hubbell, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal and the day and year last aforesaid.

Notary Public

STANLEY G SCOTT
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/2/2015

Property Address: 3908 Bryce Rd., Nashville Tennessee 37211
Tax Parcel: 172 15 0A 143.00

Oath of Consideration

I or we, Jaimee J Huskey, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 20 day of June, 2014.

Signatures of Affiant(s):

Sworn and subscribed before me this 20 day of June, 2014

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-22-2015

Exhibit A

Address: 3908 Bryce Rd.
Nashville, TN 37211

LEGAL DESCRIPTION

County: DAVIDSON

Property Address: 3908 Bryce Rd.
Nashville, TN 37211

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. 170 ON THE PLAN OF HOLT WOODS, SECTION NINE, OF RECORD IN PLAT BOOK 9700, PAGE 164, RETISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD P. KENDALL, JR. AND WIFE, APRIL A. KENDALL, BY WARRANTY DEED FROM CLARIDGE BUILDERS CO., LLC., OF RECORD IN BOOK 10430, PAGE 784, DATED APRIL 25, 1997, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2002, AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 9570, PAGE 22, BOOK 10062,PAGE 82L , BOOK 9933, PAGE 151, BOOK 9933, PAGE 153, BOOK 10256, PAGE 504, BOOK 10256,PAGE 506, BOOK 10258, PAGE 142, BOOK 10469, PAGE 57, BOOK 10800, PAGE 575, AND BOOK 11096, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HOA CHARTER OF RECORD IN PLAT BOOK 9570, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE.

PUD BOUNDARY PLAT OF RECORD IN PLAT BOOK 7900, PAGE 668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BY-LAWS OF RECORD IN PLAT BOOK 9570, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ANY AND ALL VISIBLE EASEMENTS LYING ON OR ACROSS THE PROPERTY.

RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.

COUNTY AND/OR CITY TAXES FOR THE YEAR 2002, A LIEN NOT YET DUE AND PAYABLE. SAID TAXES HAVE BEEN PRORATED BETWEEN THE PARTIES AS OF THE DATE OF THIS INSTRUMENT, WITH THE GRANTORS PAYING THEIR PRORATED SHARE THEREOF TO GRANTEES WHO WILL BE RESPONSIBLE FOR PAYMENT OF SAID TAXES.

TAX ID #: 172 15 0A 143.00

For information only : Property Address: 3908 BRYCE RD., NASHVILLE, TN 37211

"Being the same land and premises conveyed into Stephen D Thurman and Virginia C Thurman from Donald R Kendall and April A Kendall by virtue of the deed dated July 31st, 2002 recorded August 8th, 2002 20020808-0095953

True Copy Certification

I, Lauren Terzini, 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.

Lauren Terzini
Signature

State of NJ

County of Camden

Personally appeared before me, Patricia Simon, a notary public for this county and state, Lauren Terzini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Patricia Simon

My Commission Expires: 12/09/2016
Notary' Seal (if on paper)

