QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00
Davidson County DEEDQC **Recvd: 07/08/14 14:51 2 pgs** **Fees:12.00 Taxes:0.00** **20140708-0060134**	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2014 Notary Public COMMISSION EXPIRES: (AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow
30 Burton Hills Blvd., Ste. 400
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
F. Reid Shippen	same	
(Name)		132090D2000
4427 Lealand Lane		
(Address)		
Nashville, TN 37204		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of making a reconveyance to F. Reid Shippen, the undersigned, Maxwell A. Ramsey, hereinafter referred to as Grantor, hereby quitclaims to F. Reid Shippen, his successors and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit: * aka Frank Reid Shippen

Land in Davidson County, Tennessee, being Lot No. 2 on the unrecorded plan of Mrs. O. A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W. B. Southgate, Surveyor as follows:

Beginning in the center of Lea Avenue at a point North 2 degrees 30 minutes 400.00 feet from the center of Battery Road, said point being the corner of Lot Nos. 1 and 2 on said plan; thence with the line between said two lots, Westwardly 215.0 fet; thence Northwardly 100.00 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots, Eastwardly 214.34 feet to the center of Lea Avenue; thence with said Avenue, South 2 degrees 30 minutes, 100.00 feet to the beginning.

Being the same property conveyed to Shaun Shankel, a married man and Maxwell A. Ramsey, a married man by Deed from Cash Furnace, LLC dated July 11, 2009 of record in Instrument No. 20090807-0074545, Register's Office for Davidson County, Tennessee. The said Shaun Shankel, a married man and Maxwell A. Ramsey, a married man having quitclaimed to F. Reid Shippen, a married man (49% undivided interest), Shaun Shankel, a married man (49% undivided interest) and Maxwell A. Ramsey, a married man (2% undivided interest) all as tenants in common, by Quitclaim Deed of record in Instrument No. 20121108-0103420, dated 09/19/2012, recorded 11/08/2012, Register's Office of Davidson County, Tennessee.

Property Address: 4427 Lealand Lane, Nashville, TN 37204

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

IN WITNESS WHEREOF, the said Maxwell A. Ramsey has hereunto his/her signature, on this, the 26th day of June, 20 14.

Maxwell A. Ramsey

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxwell A. Ramsey, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 26th day of June, 2014.

My commission expires: February 18, 2015

NOTARY PUBLIC

LISA R. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO., TN

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

True Copy Certification

I, Connie Buchanan, 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.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

