Davidson County DEEDQC
Recvd: 07/09/14 08:13 5 pgs
Fees:27.00 Taxes:0.00
20140709-0060233

AFTER RECORDING RETURN TO:
VALUAMERICA
113 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
File No. 1273895808

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 105 14 OC 007.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 6th day of June, 2014, by and between **CATHERINE ABBIE NECESSARY, AN UNMARRIED WOMAN AND STEPHEN K. NECESSARY AND DEBORAH L. NECESSARY, HIS WIFE**, a mailing address of 530 DARTINGTON WAY, ALPHARETTA, GA 30022, hereinafter referred to as Grantor(s) and **STEPHEN K. NECESSARY, A MARRIED MAN**, a mailing address of 530 DARTINGTON WAY, ALPHARETTA, GA 30022, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), 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 and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

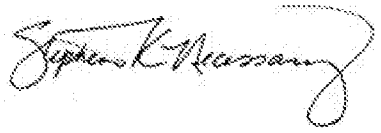
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 2212 KNOWLES AVENUE, NASHVILLE, TN 37204

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20091112-0104342, Recorded: 11/12/2009

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).



Tax ID No.: 105 14 OC 007.00

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Catherine Abbie Necessary
CATHERINE ABBIE NECESSARY

Stephen K. Necessary
STEPHEN K. NECESSARY

Deborah L. Necessary
DEBORAH L. NECESSARY

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Catherine Abbie Necessary, 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 6th day of June, 2014.

Notary Public
My Commission expires: MY COMMISSION EXPIRES AUGUST 30, 2014

TADIA D. WHITNER
Notary Public, Georgia
Gwinnett County
My Commission Expires
August 30, 2014

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Stephen K. Necessary, 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 6th day of June, 2014.

Notary Public
My Commission expires: MY COMMISSION EXPIRES AUGUST 30, 2014

TADIA D. WHITNER
Notary Public, Georgia
Gwinnett County
My Commission Expires
August 30, 2014

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Deborah L. Necessary, 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 6th day of June, 2014.

Notary Public
My Commission expires: MY COMMISSION EXPIRES AUGUST 30, 2014

TADIA D. WHITNER
Notary Public, Georgia
Gwinnett County
My Commission Expires
August 30, 2014

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.

STEPHEN K. NECESSARY

Subscribed and sworn to before me this 6th day of June, 2014, by STEPHEN K. NECESSARY.

Notary Public
My Commission Expires MY COMMISSION EXPIRES: AUGUST 30, 2014

Name and address for person(s) responsible for taxes:

STEPHEN K. NECESSARY
530 DARTINGTON WAY
ALPHARETTA, GA 30022

Name and address of property owner:

STEPHEN K. NECESSARY
530 DARTINGTON WAY
ALPHARETTA, GA 30022

TADIA D. WHITNER
Notary Public, Georgia
Gwinnett County
My Commission Expires
August 30, 2014

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 2212, AS SHOWN ON THE PLAN OF THE PARK AT MELROSE TOWNHOMES, FILED AS EXHIBIT C TO, AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT 200706040065994 AND AMENDED IN INSTRUMENT NO. 20070614-0071575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CATHERINE ABBIE NECESSARY, UNMARRIED, AND STEPHEN K. NECESSARY AND WIFE, DEBORAH L. NECESSARY FROM BRYAN BAILEY AND CLAIRE YATES BAILEY, HUSBAND AND WIFE BY DEED DATED 11/10/2009 RECORDED 11/12/2009 AT INSTRUMENT NO. 20091112-0104342 IN DAVIDSON COUNTY RECORDS.

PARCEL NO. 105 14 OC 007.00

PROPERTY COMMONLY KNOWN AS: 2212 KNOWLES AVENUE, NASHVILLE, TN 37204

True Copy Certification

I, Judith Kertesz, do herby 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.

Judith Kertesz
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Eileen H. Harris a notary public for this county and

State, Judith Kertesz who acknowledges that this certification of

An electronic document is true and correct and whose signature I have witnessed.

Eileen A Harris
NOTARY

My commission expires July 14, 2018

Notary's Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eileen A. Harris, Notary Public
Hanover Twp, Washington County
My commission expires July 14, 2018