Davidson County	DEEDQC
Recvd: 07/21/14 09:26	4 pgs
Fees:22.00 Taxes:0.00	
20140721-0064266	

AFTER RECORDING RETURN TO:
ANADEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 510307888-35431799

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

Tax ID No.: 018-16-0-012.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 7 day of July, 2014, by and between **HATTIE L. TYLER, AS SURVIVING SPOUSE OF JOHN WESLEY TYLER, DECEASED**, a mailing address of 213 NEW BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072, hereinafter referred to as Grantor(s) and **HATTIE L. TYLER, A WIDOWED WOMAN**, a mailing address of 213 NEW BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072 **AND VICTOR C. TYLER, SR., A MARRIED MAN**, a mailing address of 1019 NESBITT DRIVE, NASHVILLE, TN 37207 **AND KAREN M. BRYANT, A MARRIED WOMAN**, a mailing address of 801 SYLVANIA DRIVE, NASHVILLE, TN 37207 **AND JOHN L. TYLER, A SINGLE MAN**, a mailing address of 213 NEW BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072, **ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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: 213 NEW BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072

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

Prior instrument reference: BOOK 00003458, PAGE 0000311, Recorded: 10/16/1962

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).

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

Hattie L. Tyler
HATTIE L. TYLER

STATE OF TN
COUNTY OF Robertson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, HATTIE L. TYLER, 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 7 day of July, 2014.

Julie Schmitz
Notary Public
My Commission expires: 4-4-16

JULIE SCHMITZ
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

TRUE COPY CERTIFICATION

I, FRANK DEC, 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.

Signature

State of NEW YORK
County of ERIE

Personally appeared before me, James Roaldi [Name of Notary], a notary public for this county and state, FRANK DEC [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

James Roaldi
Notary's Signature

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2017

My Commission Expires: 6/6/2017
Notary's Seal (if on paper)

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.

Hattie L. Tyler
HATTIE L. TYLER

Subscribed and sworn to before me this 7 day of July, 2014.

Julie Schmitz
Notary Public
My Commission Expires 4-4-16

JULIE SCHMITZ
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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

HATTIE L. TYLER
213 NEW BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072

Name and address of property owners:

HATTIE L. TYLER
213 NEW BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072

VICTOR C. TYLER, SR.
1019 NESBITT DRIVE
NASHVILLE, TN 37207

KAREN M. BRYANT
801 SYLVANIA DRIVE
NASHVILLE, TN 37207

JOHN L. TYLER
213 NEW BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE PLAN OF BURTON HEIGHTS, AS OF RECORD IN BOOK 3106, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 54 FRONTS 85 FEET ON THE NORTHERLY SIDE OF NEW BRICK CHURCH PIKE, AND RUNS BACK 386.2 FEET ON THE EASTERLY LINE AND 400 FEET ON THE WESTERLY LINE, TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 127.01 FEET.

APN: 018-16-0-012.00

PROPERTY COMMONLY KNOWN AS: 213 NEW BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072