Davidson County	DEEDQC
Recvd: 08/19/14 14:33	4 pgs
Fees:22.00 Taxes:0.00	
20140819-0075369	

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:
MARK V. FLEMING
1301 MORTON MILL COURT
NASHVILLE, TN 37221
Customer Reference Number TN138122

Property Tax ID#: 142-13-0B-202.00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, MARK V. FLEMING, a married man, joined by his spouse LINDA G. FLEMING, as Grantor, and MARK V. FLEMING AND LINDA G. FLEMING, HUSBAND & WIFE, AS JOINT TENANTS, 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: 1301 MORTON MILL COURT, NASHVILLE, TN 37221

Witness my hand this the 24 day of July, 2014.

Mark V. Fleming
MARK V. FLEMING

Linda G. Fleming
LINDA G. FLEMING

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MARK V. FLEMING AND LINDA G FLEMING, 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 24 day of JULY, 2014.

ALVIN JOHNSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/2017

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

Mark V. Fleming
Affiant's Name

Subscribed and sworn to before me this the 24th day of July, 2014.

ALVIN JOHNSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary
My Commission expires: 11/6/2017

Name and Address of Property Owner:
Mark Fleming
1301 Morton mill Ct
Nashville TN 37221

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Mark Fleming
1301 Morton mill Ct
Nashville TN 37221

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:

BEING LOT 214, ON THE PLAN OF PHASE 5-B, RIVERSIDE SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20030212-0019415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK V. FLEMING BY VIRTUE OF A DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOME DATED JULY 21, 2003 RECORDED ON JULY 24, 2003 IN INSTRUMENT #: 200307240103917.

PARCEL #: 142-13-0B-202.00

KNOWN AS: 1301 Morton Mill Court, Nashville, TN, 37221

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