Davidson County	DEEDQC
Recvd: 09/16/14 09:00	4 pgs
Fees:22.00 Taxes:0.00	
20140916-0084584	

AFTER RECORDING RETURN TO:
CLOSING USA, LLC
903 ELMGROVE ROAD
ROCHESTER, NY 14624
File No. CL140022974BA

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

Tax ID No.: 096 10 0 077.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 10 day of Sept, 20 14, by and between **BONNIE W. HESTER, WHO ERRONEOUSLY ACQUIRED TITLE AS BONNIE L. HESTER**, a mailing address of 603 COLFAX DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantor(s) and **BONNIE W. HESTER**, a mailing address of 603 COLFAX DRIVE, NASHVILLE, TN 37214, 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: 603 COLFAX DRIVE, NASHVILLE, TN 37214

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

Prior instrument reference: DOCUMENT NO. 20010927-0104838, Recorded: 09/27/2001

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.: 096 10 0 077.00

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

Bonnie W Hester

BONNIE W. HESTER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, BONNIE W. HESTER, 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 and seal, at office in Nashville TN, this 10 day of Sep 2014

Carol DiGiore

Notary Public
My Commission expires: 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

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.

Bonnie W Hester
BONNIE W. HESTER

Subscribed and sworn to before me this 10 day of Sep, 2014

Carol DiGiore
Notary Public
Commission Expires 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

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

BONNIE W. HESTER
603 COLFAX DRIVE
NASHVILLE, TN 37214

Name and address of property owner:

BONNIE W. HESTER
603 COLFAX DRIVE
NASHVILLE, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

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. 234 ON THE PLAN OF CLOVERHILL, SECTION NO. FIVE, OF RECORD IN PLAN BOOK 2133, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 234 FRONTS 95.7 FEET ON THE EASTERLY MARGIN OF COLFAX DRIVE AND EXTENDS BACK 236.4 FEET ON THE NORTHERLY LINE AND 132.73 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 113.7 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FRANK A. SCOTT AND WIFE, ALICE M. SCOTT BY WARRANTY DEED FROM WILLIAM P. MARSH AND WIFE JUDY R. MARSH DATED MARCH 19, 1976 OF RECORD IN DEED BOOK 5008, PAGE 244 RODCT. THE SAID FRANK A. SCOTT HAVING BECOME DECEASED AND SAID PROPERTY HAVING PASSED BY OPERATION OF LAW TO ALICE M. SCOTT.

TAX ID/APN#: 096 10 0 077.00

PROPERTY COMMONLY KNOWN AS: 603 COLFAX DRIVE, NASHVILLE, TN 37214

True copy certification

I, Ryan VerColen, 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 Monroe

Personally appeared before me, Pamela K. Coons, a notary public for this county and state, Ryan VerColen 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: 06/23/2015
Notary's Seal (if on paper)

Pamela K Coons
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CO6094649
Qualified in Monroe County
My Commission Expires June 23, 2015