Davidson County	DEEDQC
Recvd: 10/03/14 09:13	5 pgs
Fees:27.00 Taxes:0.00	
20141003-0091484	

AFTER RECORDING RETURN TO:
TIAGO TITLE
4700 S. SYRACUSE ST #420
DENVER, CO 80237
File No. 14-11722

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

Tax ID No.: 164080A00700CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 23rd day of September, 20 14, by and between **SHANNON M. HAYS**, a mailing address of 3505 GRACE FALLS DRIVE, ANITOCH, TN 37013, hereinafter referred to as Grantor(s) and **SHANNON M. HAYS AND RYAN P. HAYS, WIFE AND HUSBAND**, a mailing address of 3505 GRACE FALLS DRIVE, ANTIOCH, TN 37013, 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: 3505 GRACE FALLS DRIVE, ANTIOCH, TN 37013

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

Prior instrument reference: DOCUMENT NUMBER 20130703-0068623, Recorded: 07/03/2013

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.

SHANNON M. HAYS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, SHANNON M. HAYS, 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 23rd day of September, 2014.

Lura Brady
Notary Public
My Commission expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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.

SHANNON M. HAYS

Subscribed and sworn to before me this 23rd day of September, 2014.

Notary Public
My Commission Expires 8-27-18

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

SHANNON M. HAYS AND STEVEN HAYS
3505 GRACE FALLS DRIVE
ANTIOCH, TN 37013

Name and address of property owner:

SHANNON M. HAYS AND STEVEN HAYS
3505 GRACE FALLS DRIVE
ANTIOCH, TN 37013

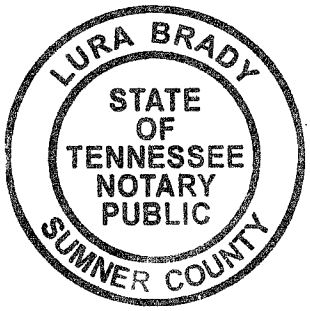


EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 200, HALLMARK, SECTION ONE, A CLUSTER LOT SUBDIVISION OF RECORD IN INSTRUMENT NO. 20050315-0028142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PARCEL NO: 164080A00700CO

PROPERTY COMMONLY KNOWN AS: 3505 GRACE FALLS DRIVE, ANTIOCH, TN 37013

True Copy Certification

I, Amber Johnson, 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 COLORADO

County of DENVER

Personally appeared before me, Carolyn Bettles, a notary public for this county and state, Amber Johnson 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: 7-25-2017

CAROLYN BETTLES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20034003097
MY COMMISSION EXPIRES JULY 25, 2017