Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20141014-0094516

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: ServiceLink, 4000 Industrial Boulevard, Aliquippa, PA 15001

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Samuel E. Steele and Jo Ann Steele	Samuel & JoAnn Steele	09504019100
110 Spring Valley Road	110 Spring Valley Road	
Nashville, TN 37214	Nashville TN 37214	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, SAMUEL E. STEELE, widowed-remarried, surviving spouse of JANIE H. STEELE, deceased, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto SAMUEL E. STEELE and JO ANN STEELE, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 110 Spring Valley Road, Nashville, TN 37214, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

All that parcel of land in the City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Book 4760, Page 838, ID # 09504019100, being known and designated as:

Being the South parts of Lots No. 36 and 99 on the Map of Bluefields, of record in Book 843, Page 16, in the Register's Office for Davison County, Tennessee.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 32320**

Said parts of said Lots front 100 feet on the westerly side of Spring Valley Road, and run back between line 384.3 feet on the South line of Lots No. 36 and 99, along the North line of Lot No. 37, and 468.3 feet on the North line, to a dead line in the rear on which they measure 119 feet.

TAX ID NO.: 09504019100

Being the same property conveyed to Samuel E. Steele and wife, Janie H. Steele, by fee simple deed from John B. Steele, as set forth in Book 4760, Page 838, dated 11/01/1973 and recorded 11/01/1973, in the Office of the County Register of Deeds of Davidson County, State of Tennessee. The said Janie H. Steele having departed this life on or about Sept 23 1998.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 110 Spring Valley Road, Nashville, TN 37214.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of August, 2014.

Samuel E Steele

SAMUEL E. STEELE

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STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SAMUEL E. STEELE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name, on this 8th day of August, 2014.

Notary Public
My Commission expires: 7-3-18

ROBERT H GETTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant/Grantee Samoel E Steele

Affiant/Grantee JoAnn Steele

Subscribed and sworn to before me this 8th day of August, 2014

Notary Public
Commission expires: 7-3-18

ROBERT H GETTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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True Copy Certification

I, Terri Baker, 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 Pennsylvania

County of Beaver

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

*Terri Baker

Notary's Signature

My Commission Expires: 5/4/2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES