Address New Owner:	Map-Parcel Numbers:
MAURICE E. HOWARD 716 Honey Grove Court Cane Ridge, TN 37013	Map and Parcel - # 162-16-D-95CO
Send Tax Bills To: Bayview Loan Servicing, LLC 385 S.W. 30th Ave. Ste. 202 Pompano Beach, FL. 33069	Address of Mortgagee: 385 S.W. 30th Ave Ste. 202 Pompano Beach, FL. 33069
This instrument prepared by: PHILIP W. DUER, ATTORNEY, BPR 4647 1304 Red Oak Drive, Brentwood, TN 37027	

BILL GARRETT, Davidson County
Trans:T20140079138 DEEDQC
Recvd: 10/21/14 11:36 5 pgs
Fees:32.00 Taxes:0.00
20141021-0096913

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged (and no monetary consideration but for love and affection), we, MAURICE E. HOWARD, a single person, and EUGENE HOWARD and JESSIE MANSFIELD HOWARD, husband and wife as joint tenants with express right of survivorship, for the express purpose of creating sole ownership of the herein below described real property in the name of MAURICE E. HOWARD, an Unmarried Man, (as "Grantors'), do hereby bargain, sell, and by these Presents do hereby transfer, convey, assign, and forever quitclaim unto PHILIP W. DUER, Trustee (the "Grantee"), Grantee's heirs executors and assigns, any and all of Grantors' right, title, and interest that we individually or collectively may now or forever have in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee,

Being Lot No. 73 on the Plan of Final Plat Section Three Honey Brook Subdivision of record in Plat Book 7900, page 379 and 380, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being all of the same property conveyed to Maurice E. Howard, an Unmarried Man by Deed of record in Instrument Number 20100128-0007254, and further being the same property conveyed thereafter by MAURICE E. HOWARD, Unmarried to MAURICE E. HOWARD

and EUGENE HOWARD and JESSIE MANSFIELD HOWARD as Joint Tenants with the Right of Survivorship by deed of record in Instrument No. 20100210-0010462, said Register's Office.

Note: The description of the stated property as set out above was provided by Grantors by previous deed.

And now I, PHILIP W. DUER, as Trustee, do hereby bargain, sell, and by these Presents do transfer, quitclaim and convey unto MAURICE E. HOWARD, an Unmarried Man, hereinafter called "GRANTEE", his heirs, executors, and assigns all of GRANTOR'S interest that GRANTOR may now have or forever have in and to said real property as above described.

The express purpose of this conveyance is to eliminate as Co-Owners Eugene Howard and Jessie Mansfield Howard and return the property to a sole ownership in the name of Maurice E. Howard.

This is the improved property known as **716 Honey Grove Court, Antioch, Davidson County, TN 37013.**

This Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand of the Grantors, this 20th day of October, 2014, 2014.

MAURICE E. HOWARD

EUGENE HOWARD

By Eugene Howard

JESSIE MANSFIELD HOWARD
By her authorized Attorney in Fact
EUGENE HOWARD

Trustee

PHILIP W. DUER, TRUSTEE

OATHS

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Fayette

Personally appeared before me, Maurice Howard, a Notary Public in and for said County and State, the within named **MAURICE E. HOWARD**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on the day and date above written.

WITNESS my hand and official seal at Lexington, ~~Tennessee~~ Kentucky this 20th day of October, 2014.

MAURICE E. HOWARD

Notary Public
My Commission Expires: 9/17/17

STATE OF Kentucky)
COUNTY OF Fayette)

Personally appeared before me, Eugene Howard, a Notary Public in and for said County and State, the within named **EUGENE HOWARD**, one of the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on the date above written.

WITNESS my hand and official seal at Lexington, KY, this 20th day of October, 2014.

EUGENE HOWARD

Notary Public
My Commission Expires: 9/17/17

STATE OF Kentucky)
COUNTY OF Fayette)

Personally appeared before me Eugene Howard, a Notary Public in and for Said County and State, **EUGENE HOWARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the is the authorized agent and designated Attorney in Fact for JESSIE MANSFIELD HOWARD under a Durable Power of Attorney executed by **JESSIE MANSFIELD HOWARD** on the 30th day of October, 2014, and who further acknowledged that he executed the within instrument for and on behalf of JESSIE MANSFIELD HOWARD as her duly authorized Attorney-in-Fact for the purposes therein contained on the day and date above written.

WITNESS my hand and official seal at Lexington, KY, This 30th day of October, 2014.

Jessie M Howard By Eugene Howard

JESSIE MANSFIELD HOWARD
By EUGENE HOWARD, Agent and Attorney in Fact for JESSIE MANSFIELD HOWARD under a Durable Power of Attorney
Dated 10/30/14

Laura M Owens

Notary Public
My commission expires: 9/17/17

LAURA OWENS NOTARY PUBLIC STATE AT LARGE KENTUCKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela Duer, a Notary Public in and for said County and State, the within named **PHILIP W. DUER, TRUSTEE,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained on the day and date above written.

WITNESS my hand and official seal at Brentwood, Tennessee this 21st day of October, 2014.

PAMELA R. DUER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Trustee

PHILIP W. DUER, TRUSTEE

Pamela R. Duer
NOTARY PUBLIC
My commission expires: 10-23-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual monetary consideration for this transfer is -0-. The consideration is love and affection between family members.

AFFIANT

Sworn to and subscribed before me this 21st day of October, 2014.

PAMELA R. DUER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Pamela R. Duer
NOTARY PUBLIC
My Commission Expires: 10-23-2016