Davidson County	DEEDQC
Recvd: 10/27/14 08:15	5 pgs
Fees:27.00 Taxes:0.00	
20141027-0098500	

AFTER RECORDING RETURN TO:
TIAGO TITLE
4700 S. SYRACUSE ST #420
DENVER, CO 80237
File No. 14-11964

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

Tax ID No.: 161-11-0-045.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 20th day of October, 20 14, by and between **JOHN R. EATON, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HIS SPOUSE, LESLEY EATON**, a mailing address of 535 HUNTINGTON PARKWAY, NASHVILLE, TN 37211, hereinafter referred to as Grantor(s) and **JOHN R. EATON AND LESLEY EATON, HUSBAND AND WIFE**, a mailing address of 535 HUNTINGTON PARKWAY, NASHVILLE, TN 37211, 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: 535 HUNTINGTON PARKWAY, NASHVILLE, TN 37211

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

Prior instrument reference: DOCUMENT NO. 20020403-0040224, Recorded: 04/03/2002

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.: 161-11-0-045.00

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

JOHN R. EATON

LESLEY EATON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, John R. Eaton, 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 20th day of October 2014.

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

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Lesley Eaton, 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 20th day of October 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.

JOHN R. EATON

Subscribed and sworn to before me this 20th day of October, 2014.

Notary Public
Commission Expires 8-27-18

Name and address for person(s) responsible for taxes:
JOHN R. EATON AND LESLEY EATON
535 HUNTINGTON PARKWAY
NASHVILLE, TN 37211

Name and address of property owner:
JOHN R. EATON AND LESLEY EATON
535 HUNTINGTON PARKWAY
NASHVILLE, TN 37211

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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. 353 ON THE PLAN OF HUNTINGTON PARK, SECTION THREE, OF RECORD IN PLAT BOOK 4460, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PREMISES WHICH DENNIS E. CORRIERI BY HIS WARRANTY DEED DATED MARCH 28, 2004; RECORDED APRIL 3, 2004 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NO. 20040403-0040224, GRANTED AND CONVEYED UNTO JOHN R. EATON.

PARCEL ID NUMBER: 161-11-0-045.00

PROPERTY COMMONLY KNOWN AS: 535 HUNTINGTON PARKWAY, NASHVILLE, TN 37211

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