Davidson County	DEEDQC
Recvd: 11/19/14 07:24	5 pgs
Fees:27.00 Taxes:0.00	
20141119-0106445	

AFTER RECORDING RETURN TO:
VANTAGE POINT TITLE
28100 US 19 NORTH, SUITE 200
CLEARWATER, FL 33761
File No. TN152374

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

Tax ID No.: 073-11-0-117.00

TN152374

QUIT CLAIM DEED

THIS DEED made and entered into on this 19 day of September, 2014, by and between **ANGELIA WHITLEY, WHO ACQUIRED TITLE AS ANGELA WIGGINS,** a mailing address of 2306 TALLY GREEN COURT, NASHVILLE, TN 37214, hereinafter referred to as Grantor(s) and **ANGELIA WHITLEY, AN UNMARRIED WOMAN**, a mailing address of 2306 TALLY GREEN COURT, 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: 2306 TALLY GREEN COURT, NASHVILLE, TN 37214

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

Prior instrument reference: DOCUMENT NO. 20071221-0146685, Recorded: 12/21/2007

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.: 073-11-0-117.00

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

ANGELIA WHITLEY, WHO ACQUIRED
TITLE AS ANGELA WIGGINS

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ANGELIA WHITLEY, WHO ACQUIRED TITLE AS ANGELA WIGGINS, 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 Nash. TN., this 19 day of Sept., 2014

Eddie N. Morthel
Notary Public
My Commission expires: 9-28-2016

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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.

ANGELA WHITLEY

Subscribed and sworn to before me this 19 day of September, 2014.

Eddie N. Morthel
Notary Public
Commission Expires 9-28-2016

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

ANGELA WHITLEY
2306 TALLY GREEN COURT
NASHVILLE, TN 37214

Name and address of property owner:

ANGELA WHITLEY
2306 TALLY GREEN COURT
NASHVILLE, TN 37214

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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. 1-A ON THE PLAN OF ZONE LOT DIVISION OF LOT 1, TALLEY GREEN, OF RECORD IN BOOK 6250, PAGE 73, AS AMENDED IN BOOK 6250, PAGE 463, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ANGELA WIGGINS BY DEED FROM STEPHANIE A. CRIST, UNMARRIED, AS RECORDED ON 02/21/2007 IN DOC # 20071221-0146685, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 073-11-0-117.00

PROPERTY COMMONLY KNOWN AS: 2306 TALLY GREEN COURT, NASHVILLE, TN 37214

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: September 9, 2015

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # EE 123532
EXPIRES: September 9, 2015
Bonded Thru Notary Public Underwriters