Davidson County DEEDQC	
Recvd: 11/19/14 11:07	3 pgs
Fees:17.00 Taxes:0.00	
20141119-0106644	

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
3472 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF Williamson

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 19th, day of November, 2014.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
Duke & Duke, LLC
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
082-03-0-356.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **BRYAN D. SPICER** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of our undivided right, title and interest, including, but not limited to our life estate, to the hereinafter described property to **DUKE & DUKE, LLC**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 68 in Sharpe and Horns First Addition to the Northeast Nashville, as of record in Book 57, Page 152, Register's Office for said County.

Said Lot fronts 50 feet on the Easterly side of Stainback Ave. and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Bryan D. Spicer by deed from McCurdy & Candler TN, LLC fka MCC TN, LLC as Substitute Trustee for the The Bank of New York Mellon, F/k/a The Bank of New York, as Trustee for Bear Stearns Asset Baked Securities Trust 2007-1, of record in Instrument Number 20140513-0040953, Register's office for Davidson County, Tennessee.

This is improved property commonly known as: 1017 Stainback Avenue, Nashville, TN 37207

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

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 19th day of November, 2014.

BRYAN D. SPICER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **BRYAN D. SPICER.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 19th day of November, 2014.

NOTARY PUBLIC

My Commission Expires:

MISTY N. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Coreen Newcomb, 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.

Coreen Newcomb

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Valerie L. Kane, a notary public for this county and state, Coreen Newcomb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie L Kane

Notary's Signature

My Commission Expires: 6-4-17.

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017