BILL GARRETT, Davidson County
Trans:T20140093115 DEEDQC
Recvd: 12/12/14 12:16 7 pgs
Fees:37.00 Taxes:0.00
20141212-0113958

This Instrument Prepared By:
AARON T. RANEY, ESQ.
319 Lauderdale Road
Nashville, Tennessee 37205
(615) 305-3037

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
RENEE ANZALONE 3812 Tulane Court Nashville, Tennessee 37215	Same	116-12/61

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the undersigned, **SEAN PATRICK MCGRAW**, husband of **RENEE CHRISTINE ANZALONE**, relinquishes any and all interests which he may have in and to a tract or parcel of land in Davidson County, State of Tennessee, which is no longer the primary residence of **SEAN PATRICK MCGRAW** and which residence is described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of **GRANTOR** in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 3812 Tulane Court, Nashville, Tennessee 37215.

WITNESS my hand this 4/4 day of 4, 2011.

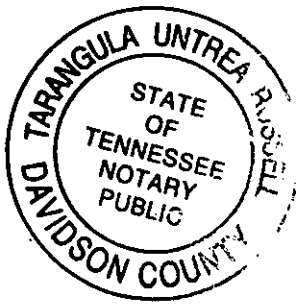
SEAN PATRICK MCGRAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **SEAN PATRICK MCGRAW**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4 day of April, 2011.

Tarangula Untrea Russell
Notary Public



My Commission Expires: September 8, 2013

STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 4 day of April, 2011.

Notary Public

TARANGULA UNTREA RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: September 8, 2013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

LAURA B. NINGER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5708

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee Anzalone	Countrywide Bank, FSB	116-12-0 061.00
(NAME)	(NAME)	
3812 Tulane Court	100 Mallard Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Louisville, KY 40207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dawn T. Turton and Mason T. Risko, wife and husband HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renee Anzalone, a married woman HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 23, Block D, on the Map of Woodmont Lane Homesites, as of record in Book 1130, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Dawn T. Turton and Mason T. Risko, wife and husband by Warranty Deed dated March 25, 2004 from James W. White and wife, Carol C. White of record in Instrument No. 20040330-0035262, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3812 Tulane Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Davidson County DEEDWRR
Recvd: 05/29/08 14:08 2 pgs
Fees:13.00 Taxes:1147.00
20080529-0054784

EXHIBIT A

Witness our hands this 28th day of May, 2008.

Dawn T. Turton

Mason T. Risko

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn T. Turton and Mason T. Risko the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of May, 2008.

Commission expires:



Susan Mott — Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

BOOK 1618 PAGE 287 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 19 72

Notary Public

MY COMMISSION EXPIRES: 11/8/75 State

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everette I. Howell, Jr. (NAME)	DIVERSIFIED MORTGAGE CO. (NAME)	Map 116-12
3812 Tulane Court (STREET ADDRESS OR ROUTE NUMBER)	507 Stahlman Building (STREET ADDRESS)	Pct. 6A
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Edward Porter, Jr., and wife, Barbara W. Porter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everette I. Howell, Jr., and wife, Caroline Howell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 23, Block "D", on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

SAID Lot No. 23 fronts 90 feet on the southerly side of Tulane Court and runs back between lines 134.1 feet on the easterly line and 109.9 feet on the westerly line to a dead line in the rear, measuring 158.3 feet thereon.

BEING the same property conveyed to William Edward Porter, Jr., and wife, Barbara W. Porter, by deed from W. Robert Campbell and wife, Betty G. Campbell, of record in Book 3573, page 487, REgister's OFfice for Davidson County, Tennessee.

This conveyance is subject to easements and setback lines as set forth on the above plan of record and in Book 3944, page 87, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 3812 Tulane Court, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hand s this 7th day of July 19 72

William Edward Porter, Jr.

Barbara W. Porter

BOOK 4618 PAGE 288

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Edward Porter, Jr., and wife, Barbara W. Porter

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 19 72

Commission expires 11/8/75

Belinda Lee Hall
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

File in Box # 4

WARRANTY DEED

FROM WILLIAM EDWARD PORTER, JR., ET UX

TO EVERETTE I. HOWELL, JR., ET UX

B 67106

IDENTIF. REFERENCE

JUL 13 8 30 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 13	CONV	24,600.00		
JUL 13	STAX		A* 63.96	
JUL 13	PRFEE		A* .50	
JUL 13	WDEED		A* 4.00	* 68.46

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO: Everette I. Howell JR
3812 Poland Court
Nashville, TN 37215