Davidson County DEEDQC
Recvd: 12/16/14 14:52 3 pgs
Fees:17.00 Taxes:0.00
20141216-0115046

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Lance Andrew Wagner, who acquired title as unmarried, made and entered into this 11 day of December, 2014, by and between, hereinafter referred to as **(Grantor)**, party of the first part, for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quitclaim and convey unto Lance Andrew Wagner and Ruxandra E. Wagner, husband and wife, as tenants by the entirety, hereinafter referred to as **(Grantee),** party of the second part all their right, title and interest in and to the following described real estate, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, Being Lot No. 15, Block "H" on the Plan of Country Club Estates, of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

SUBJECT TO all restrictions, exceptions, reservations, stipulations, conditions, rights of way and easements of record.

BEING the same property conveyed to Lance Andrew Wagner, unmarried, from Diane Tucker, married, by Warranty Deed dated 08/06/2004, and recorded 08/13/2004, in Instrument No. 20040813-0098141, in Davidson County Records office.

Property Address: 2107 Riverwood Drive, Nashville, TN 37216.

Tax ID No.: 07301005300

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

In testimony whereof Witness the signature of the said party of the first part the day and year first above written in.

X _____
Lance Andrew Wagner

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Lance Andrew Wagner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the persons within named and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 11 day of December, 2014

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Claudia Boyett
Notary Public Claudia Boyett

My commission expires: 9-11-2017

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

x Lance Andrew Wagner
Affiant Lance Andrew Wagner

x Ruxandra E. Wagner
Affiant Ruxandra E. Wagner

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this the 11 day or December 2014.

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Claudia Boyett
Notary Public Claudia Boyett
My commission expires 9-11-2017

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
2107 Riverwood Drive
Nashville, TN 37216

MAIL TAX NOTICES TO:
LANCE ANDREW WAGNER AND RUXANDRA E. WAGNER
2107 RIVERWOOD DRIVE
NASHVILLE, TN 37216

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Jessica Caromile
Liberty Title and Escrow Company
275 West Natick Road, Suite 1000
Warwick, RI 02886

TAX PARCEL NO: 07301005300

True Copy Certification

I, Kim Coleman, 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 RI

County of Kent

Personally appeared before me, ~~[Name of Notary~~ Nicholas F. Iarocci], a notary public for this county and state, [~~name of person making certification~~ Kim Coleman] 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: _____

Notary' Seal (if on paper)

NICHOLAS F. IAROCCI
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 09, 2021