QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140095219 DEEDQC
Recvd: 12/19/14 11:20 3 pgs
Fees:17.00 Taxes:0.00
20141219-0116346

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Megan Fowler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Lavender Robyn Morshead	Karen Lavender c/o Wiseman and Burke	
(NAME)	(NAME)	
750 Fairmont Avenue #100	750 Fairmont Avenue #100	72-15-67.00
(ADDRESS)	(ADDRESS)	
Glendale, CA 91203	Glendale, CA 91203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **KAREN LAVENDER, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **KAREN LAVENDER, MARRIED, AND ROBYN MORSHEAD, MARRIED, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, LOT 53-A, JAMES BURNS SUBDIVISION, ZONE LOT DIVISION OF LOTS NOS. 52, 53 AND 54, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 98, AMENDED IN PLAT BOOK 6250, PAGE 629, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KAREN LAVENDER, MARRIED, BY WARRANTY DEED FROM BOBBY DUNLAP, UNMARRIED, AND JEFFREY H. MUNDAY, MARRIED, OF RECORD IN INSTRUMENT NO. 20140612-0051201, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF THE GRANTOR HEREIN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as **2109 B Burns Street, Nashville, Tennessee 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hand this the 20 day of November, 2014.

KAREN LAVENDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the _____ day of_____, 2014.

_____
Notary Public

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

ALL-PURPOSE ACKNOWLEDGEMENT

State of California.

County of Los Angeles

On Nov. 29 2014 before me, Cynthia Norberg, Notary
Date *Name and Title of Officer (i.e., Your Name, Notary Public)*

personally appeared Karen Lavender.
Name(s) of Document Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CYNTHIA NORBERG
Commission # 1954807
Notary Public - California
Los Angeles County
My Comm. Expires Oct 29, 2015

Cynthia Norberg
Signature of Notary

(Affix seal in the above blank space)

Lot 53-A