Davidson County DEEDQC
Recvd: 12/30/14 09:48 4 pgs
Fees:22.00 Taxes:0.00
20141230-0118755

Commitment Number: 493351

After Recording Return To:
Daniel J. Cayton
708 Adams Mill Ct, Nashville, TN 37211

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Daniel J. Cayton, 708 Adams Mill Ct, Nashville, TN 37211 49335/

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173090A12700CO

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Shauna R. Botlo, **Unmarried** and **Daniel J. Cayton**, **Unmarried** hereinafter grantors, whose tax-mailing address is **708 Adams Mill Ct, Nashville, TN 37211**, WITHOUT consideration paid, grant and quitclaim to **Daniel J. Cayton**, hereinafter grantee, whose tax mailing address is **708 Adams Mill Ct, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 229 ON THE FINAL PLAN OF LENOX VILLAGE, II, SECTION ONE, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20030106-0001756, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. P.I.D#: 173090A12700CO
Property Address is: 708 Adams Mill Ct, Nashville, TN 37211

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: 20130118-0006038

Executed by the undersigned on Dec 17, 2014:

Shauna R Botlo
Shauna R. Botlo

Daniel J. Cayton

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 17, 2014 by **Shauna R. Botlo** and **Daniel J. Cayton** who are personally known to me or have produced Drivers Lic. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 05, 2015

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17 day of December, 2014.

Affiant

Daniel J Ceyton
Print Name

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN
(Seal)

My Commision Expires
May 05, 2015

Notary Public

My commission expires:

05-05-15

Peggy Niemann
Print Name

True Copy Certification

I, Stacy Pierce, 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.

Stacy Pierce
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Shannon McIntyre, a notary public for this county and state, , Stacy Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon McIntyre
Notary's Signature

My Commission Expires: 06/18/2016
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon McIntyre, Notary Public
Collier Twp., Allegheny County
My Commission Expires June 18, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES