AFTER RECORDING RETURN TO:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER RD STE 5
CORAPOLIS , PA 15108
File No. 2492199

Davidson County	DEEDQC
Recvd: 01/13/15 14:05	5 pgs
Fees:27.00 Taxes:0.00	
20150113-0003575	

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 07614002200

QUIT CLAIM DEED

THIS DEED made and entered into on this 7th day of Jan., 20 15, by and between **JACK D. CREMEANS, AN UNMARRIED PERSON**, a mailing address of 1209 FIREFLY ROAD, HERMITAGE, TN 37076, hereinafter referred to as Grantor(s) and **JACK D. CREMEANS, AN UNMARRIED PERSON AND WILLIAM R. INGRAM AND KAREN J. INGRAM, HUSBAND AND WIFE**, a mailing address of 1209 FIREFLY ROAD, HERMITAGE, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1209 FIREFLY ROAD, HERMITAGE, TN 37076

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER 20030319-0036406, Recorded: 03/19/2003

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

JDC

Tax ID No.: 07614002200

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jack D. Cremeans
JACK D. CREMEANS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JACK D. CREMEANS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 7th day of Jan, 2015.

James A. Farley
Notary Public
My Commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TN

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

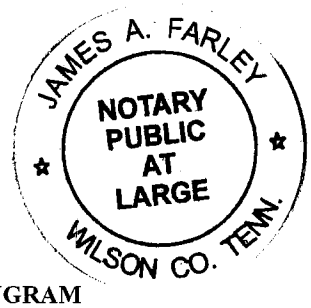
Jack D. Cremeans

JACK D. CREMEANS

Subscribed and sworn to before me this 7th day of Jan., 2015.

James A. Farley

Notary Public
Commission Expires 5-24-16



Name and address for person(s) responsible for taxes:

JACK D. CREMEANS AND WILLIAM R. INGRAM AND KAREN J. INGRAM
1209 FIREFLY ROAD
HERMITAGE, TN 37076

Name and address of property owner:

JACK D. CREMEANS AND WILLIAM R. INGRAM AND KAREN J. INGRAM
1209 FIREFLY ROAD
HERMITAGE, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59 ON THE PLAN OF NEW HOPE MEADOWS, PHASE II OF RECORD IN BOOK 6900, PAGE 724, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM RANDALL INGRAM AND WIFE KAREN J. INGRAM BY DEED FROM CENTEX REAL ESTATE CORPORATION AS OF RECORD IN BOOK 8120, PAGE 808, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JACK D. CREMEANS, AN UNMARRIED PERSON BY DEED FROM WILLIAM R. INGRAM AND WIFE, KAREN J. INGRAM RECORDED 03/19/2003 IN DEED BOOK 20030319 PAGE 0036406, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID NUMBER: 07614002200

PROPERTY COMMONLY KNOWN AS: 1209 FIREFLY ROAD, HERMITAGE, TN 37076

JDC

I, Tim Sexton, 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 PA

County of Allegeny

Personally appeared before me, Mark Bauwin, a notary public for this county and state, Tim Sexton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2015

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).