Davidson County DEEDQC
Recvd: 01/13/15 15:47 5 pgs
Fees:27.00 Taxes:0.00
20150113-0003646

AFTER RECORDING RETURN TO:
VANTAGE POINT TITLE
25400 US 19 NORTH, SUITE 135
CLEARWATER, FL 33763
File No. TN169671

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

Tax ID No.: 062-02-0A-088.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 17th day of November, 2014, by and between **JASON D. MCCREARY AND SARAH RENEE PEERY FKA SARAH R. MCCREARY, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, a mailing address of 2736 RIVERBEND DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantor(s) and **JASON D. MCCREARY, AN UNMARRIED MAN**, a mailing address of 2736 RIVERBEND DRIVE, NASHVILLE, TN 37214, 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: 2736 RIVERBEND DRIVE, NASHVILLE, TN 37214

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

Prior instrument reference: DOCUMENT NUMBER 200604130042729, Recorded: 04/13/2006

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).

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.

Tax ID No.: 062-02-0A-088.00

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

JASON D. MCCREARY

SARAH RENEE PEERY
FKA SARAH R. MCCREARY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JASON D. MCCREARY, 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, this 20th day of November, 2014.

Alexandria Bryant
Notary Public
My Commission expires: 7/3/17

ALEXANDRIA BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, SARAH RENEE PEERY FKA SARAH R. MCCREARY, 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, this 17 day of NOV, 2014.

Notary Public
My Commission expires: 11-6-17

DAWN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 6, 2017

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.

JASON D. MCCREARY

Subscribed and sworn to before me this 20th day of November, 2014

Notary Public
Commission Expires 7/3/17

ALEXANDRIA BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Name and address for person(s) responsible for taxes:
JASON D. MCCREARY
2736 RIVERBEND DRIVE
NASHVILLE, TN 37214

Name and address of property owner:
JASON D. MCCREARY
2736 RIVERBEND DRIVE
NASHVILLE, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89-B ON THE PLAN OF RIVER TRACE ESTATES, PHASE 1, SECTION I, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN RECORD IN BOOK 6250, PAGES 996 AND 997, AMENDING BOOK 6250, PAGE 995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THERE OF.

BEING THE SAME PROPERTY CONVEYED TO SARAH R. MCCREARY AND HUSBAND, JASON D. MCCREARY BY DEED OF RECORD IN DEED DOC 20060413-0042730 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID NUMBER: 062-02-0A-088.00

PROPERTY COMMONLY KNOWN AS: 2736 RIVERBEND DRIVE, NASHVILLE, TN 37214

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: September 9, 2015

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # EE 123532
EXPIRES: September 9, 2015
Bonded Thru Notary Public Underwriters