Davidson County DEEDQC
Recvd: 01/15/15 13:59 5 pgs
Fees:27.00 Taxes:0.00
20150115-0004355

THIS INSTRUMENT PREPARED BY:
Debbie Lang
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Phillip M. Thomas
3201 Towne Village Road
Antioch, TN 37013

Property Tax ID#: 150 11 0 029.00
Order #: 100467420

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ROBERT L.M. CONLEY, JR., unmarried, and PHILLIP M. THOMAS, unmarried, as joint tenants with right of survivorship, as Grantors, and PHILLIP M. THOMAS, unmarried, as Grantee, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 150 11 0 029.00

Commonly known as 3201 Towne Village, Road, Antioch, TN 37013

Prior Deed recorded 12/30/2003, in DBV 20031230-0183576; Davidson County Court Clerk's Office.

Witness our hand this the 16 day of December, 2014.

Robert L.M. Conley Jr.
ROBERT L.M. CONLEY, JR.

STATE OF Ohio }

COUNTY OF Franklin }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by ROBERT L.M. CONLEY, JR., the Grantor, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16 day of December, 2014.

Howard W. Simpson
Notary Public
My Commission expires: 30 Nov 2018

NOTARIAL SEAL STATE OF OHIO

HOWARD W. SIMPSON
Notary Public, State of Ohio
My Commission Expires
November 30, 2018

We (I) hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Robert L.M. Conley Jr.
ROBERT L.M. CONLEY, JR.

Subscribed and sworn to before me this the 16 day of December, 2014.

Howard W. Simpson
Notary
My Commission expires:
30 Nov 2018

NOTARIAL SEAL STATE OF OHIO

HOWARD W. SIMPSON
Notary Public, State of Ohio
My Commission Expires
November 30, 2018

Witness our hand this the 16 day of December, 2014.

PHILLIP M. THOMAS

STATE OF Tn }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by PHILLIP M. THOMAS, the Grantor, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16 day of December, 2014.

Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

PHILLIP M. THOMAS

Subscribed and sworn to before me this the 16 day of December, 2014.

Notary
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 138 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 2, AS OF RECORD IN BOOK 5200, PAGES 176 AND 177, SAID REGISTER'S OFFICE.

SAID LOT NO. 138 FRONTS 65.0 FEET ON THE SOUTHWESTERLY SIDE OF TOWNE VILLAGE ROAD AND FRONTS 80.0 FEET ON THE SOUTHEASTERLY SIDE OF NEW TOWNE ROAD SAID FRONTAGES BEING JOINED BY A CURVE WHICH MEASURES 39.27 FEET AND RUNS BACK 90.0 FEET ON THE SOUTHWESTERLY LINE AND 105.0 FEET ON THE SOUTHEASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L.M. CONLEY, JR., UNMARRIED, AND PHILLIP M. THOMAS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED RECORDED ON DECEMBER 30, 2003 IN INSTRUMENT 20031230-0183576

Parcel ID: 150 11 0 029.00

Commonly known as 3201 Towne Village Road, Antioch, TN 37013
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2/3/15

Notary Seal:

T. HOUSE
Commission # 1923998
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2015