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

Davidson County DEEDQC
Recvd: 01/26/15 15:13 4 pgs
Fees:22.00 Taxes:0.00
20150126-0007424

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Nicholas D. Webster
2125 Candlebrook Court
Madison, TN 37115

Property Tax ID#: 52-12-A/12.00 CO
Order #: L-24167

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, NICHOLAS D. WEBSTER a married man who acquired title as unmarried herein joined by his spouse NINA NICOLE WEBSTER, as Grantors, and NICHOLAS D. WEBSTER a married man, 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: 52-12-A/12.00 CO

Commonly known as 2125 Candlebrook Court, Madison, TN 37115

Prior Deed recorded 10/18/2007, in DBV 20071018-0123413; Davidson County Court Clerk's Office.

Witness our hands this the 20 day of January, 2015.

NICHOLAS D. WEBSTER

NINA NICOLE WEBSTER

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by NICHOLAS D. WEBSTER and NINA NICOLE WEBSTER, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 20 day of January, 2015.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Barbara Collins
Notary Public
My Commission expires: December 17, 2018

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

NICHOLAS D. WEBSTER

NINA NICOLE WEBSTER

Subscribed and sworn to before me this the 20 day of January, 2015.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Barbara Collins
Notary
My Commission expires: December 17, 2018

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF CANDLEWOOD, OF RECORD BY INSTRUMENT NO. 20030122-0009060 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO NICHOLAS D WEBSTER, UNMARRIED, BY WARRANTY DEED EXECUTED BY JON A RUCKS, UNMARRIED, DATED SEPTEMBER 28, 2007 AND RECORDED OCTOBER 18, 2007, IN INSTRUMENT NO. 200710180123413, DAVID COUNTY REGISTER OF DEEDS OFFICE.

ALSO KNOWN AS; 2125 CANDLEBROOK COURT, MADISON, TENNESSEE 37115

PARCLE ID # 52-12-A/12.00 CO

True Copy Certification

I, Christopher Howell, 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 Florida

County of Pinellas

Personally appeared before me, [Michael Harris], a notary public for this county and state, [Christopher Howell] 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: _____
Notary' Seal (if on paper)

MICHAEL HARRIS
Notary Public - State of Florida
My Comm. Expires Jun 23, 2017
Commission # FF 030271
Bonded Through National Notary Assn.