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

Davidson County DEEDQC
Recvd: 02/03/15 08:32 4 pgs
Fees:22.00 Taxes:0.00
20150203-0009779

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
William Andrew Hoak & Rachel Hoak
1328 Coreland Drive
Madison, TN 37115

Property Tax ID#: 051-120-058.00
Order #: FNTGI-100478244-76535-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, WILLIAM ANDREW HOAK a married man who acquired title without marital status herein joined by his spouse RACHEL HOAK, as Grantors, and WILLIAM ANDREW HOAK and RACHEL HOAK husband and wife as joint tenants with right of survivorship, as Grantees, 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: 051-120-058.00

Commonly known as 1328 Coreland Drive, Madison, TN 37115

Prior Deed recorded 02/12/2010, in DBV 20100212-0011015; Davidson County Court Clerk's Office.

Witness our hands this the 18th day of November, 2014.

William Andrew Hoak
WILLIAM ANDREW HOAK

Rachel Hoak
RACHEL HOAK

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by WILLIAM ANDREW HOAK and RACHEL HOAK, 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 18th day of November, 2014.

Candice Graham
Notary Public
My Commission expires: November 6, 2017

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

William Andrew Hoak
WILLIAM ANDREW HOAK

Rachel Hoak
RACHEL HOAK

Subscribed and sworn to before me this the 18th day of November, 2014.

Candice Graham
Notary
My Commission expires: November 6, 2017

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 THE 11TH, FORMERLY THE 19TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 3 ON THE PLAN OF THE LANDS OF N. O. LOVE, DECEASED AS SHOWN OF RECORD IN MINUTE BOOK 7, PAGE 176, IN THE OFFICE OF THE COUNTY COURT CLERK AND BEING DESCRIBED ACCORDING TO A SURVEY THEREOF BY T. R. SANFORD, SURVEYOR, JULY 18, 1963, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF CORELAND DRIVE AS PRESENTLY LOCATED AT THE SOUTHERLY CORNER OF THE TRACT THAT WAS CONVEYED TO MELVIN L. ARNOLD AND WIFE, HELEN S. ARNOLD BY DEED FROM W. A. CORE JR., ET AL, OF RECORD IN BOOK 3162, PAGE 465, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG ARNOLD'S LINE, SOUTH 57 DEGREES 20 MINUTES EAST 75.11 FEET TO A POINT; THENCE SOUTH 15 DEGREES 28 MINUTES WEST 152.1 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID ARNOLD TRACT; THENCE NORTH 74 DEGREES 26 MINUTES 30 SECONDS WEST 113.61 FEET TO A CORNER OF TRACT THAT WAS CONVEYED TO LEWIS A. WILL, ET AL, BY DEED FROM ELLIOTT CHADWELL CORE AND WIFE, OF RECORD IN BOOK 2908, PAGE 473, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG WINN'S EAST LINE NORTH 15 DEGREES 28 MINUTES EAST 169.17 FEET TO THE SOUTHERLY MARGIN OF CORELAND DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTH 74 DEGREES 32 MINUTES EAST, 14.28 FEET TO A POINT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION 28.41 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM ANDREW HOAK BY DEED RECORDED ON FEBRUARY 12, 2010 IN INSTRUMENT 20100212-0011015.

Parcel ID: 051-120-058.00

Commonly known as 1328 Coreland Drive, Madison, TN 37115
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