Davidson County DEEDQC
Recvd: 02/03/15 14:12 4 pgs
Fees:22.00 Taxes:0.00
20150203-0010117

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:
Paul A. Bauman, Jr.
2416 Milton Drive
Nashville, TN 37216

Property Tax ID#: 073-01-0-186.00
Order #: 100499188

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, PAUL A. BAUMAN, JR., an unmarried man who acquired title as a married man, and PAUL A. BAUMAN, JR., an unmarried 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

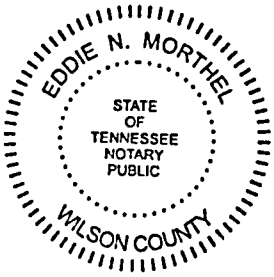
Parcel ID: 073-01-0-186.00

Commonly known as 2416 Milton Drive, Nashville, TN 37216

Prior Deed recorded 01/09/2007, in DBV 20070109-0003610; Davidson County Court Clerk's Office.

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

Paul A Bauman Jr.
PAUL A. BAUMAN, JR.



STATE OF TN. }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by PAUL A. BAUMAN, JR., the Grantor, with whom I am personally acquainted (or who has 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 20 day of JANUARY, 2015.

Eddie N. Morthel
Notary Public
My Commission expires: 9-28-2016

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

Paul A Bauman Jr.
PAUL A. BAUMAN, JR.



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

Eddie N. Morthel
Notary
My Commission expires: 9-28-2016

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:

BEING LOT NO. 72 ON THE PLAN OF HIGHLAND VIEW SUBDIVISION, OF RECORD IN PLAT BOOK 1424, PAGE 39, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PAUL A. BAUMAN JR., A MARRIED MAN BY DEED RECORDED ON JANUARY 9, 2007 IN INSTRUMENT 20070109-0003610.

Parcel ID: 073-01-0-186.00

Commonly known as 2416 Milton Drive, Nashville, TN 37216
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