Davidson County	DEEDQC
Recvd: 02/18/15 08:03	4 pgs
Fees:22.00 Taxes:0.00	
20150218-0013603	

Commitment Number: 15NL05340
15WR03821

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219
1-800-316-4682

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
STEPHEN C. EMBREE and **DEBORAH SMITH EMBREE**,
531 HARDING PLACE, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147020106.00

QUITCLAIM DEED

STEPHEN C. EMBREE, unmarried, hereinafter grantor, whose tax-mailing address is **531 HARDING PLACE, NASHVILLE, TN 37211**, WITHOUT consideration paid, grants and quitclaims to **STEPHEN C. EMBREE,** unmarried and **DEBORAH SMITH EMBREE**, unmarried, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **531 HARDING PLACE, NASHVILLE, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NO. 21, SECTION II, BATTERY CREST, AS OF RECORD IN BOOK 2900, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SAID LOT NO. 21 FRONTS 78 FEET ON THE SOUTH SIDE OF HARDING PLACE AND RUNS BACK 295.51 FEET ON THE WEST LINE AND 387.78 FEET ON THE EASTERLY LINE, WHICH IS A BROKEN LINE, TO A DEAD LINE,

True Copy Certification

I, Samantha Russell, 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.

Samantha Russell
Signature

Samantha Russell

State of KANSAS

County of Johnson

Personally appeared before me, Kyle Ratliff, a notary public for this county and state, Samantha Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 7-1-17
Notary' Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 7-1-17

MEASURING 110.21 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN C. EMBREE, UNMARRIED BY QUITCLAIM DEED FROM \MICHAEL A. EMBREE, SUCCESSOR TRUSTEE OF THE CHESTER ARTHUR EMBREE TRUST AS RECORDED 04/27/2009 AS DOCUMENT 200904270037418
Property Address is: 531 HARDING PLACE, NASHVILLE, TN 37211

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Feb 9, 2015:

Stephen C. Embree

STEPHEN C. EMBREE

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 9 Feb, 2015 by **STEPHEN C. EMBREE** who is personally known to me or has produced DL. Tenn as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Gail L. Farley
Notary Public

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tenn
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9 day of Feb, 2015.

GAIL L. FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(Seal)

Stephen C. Embree
Affiant

STEPHEN C. EMBREE
Print Name

Gail L. Farley
Notary Public

My commission expires:
Aug 17, 2017

Gail L. Farley
Print Name