BILL GARRETT, Davidson County
Trans:T20150013502 DEEDQC
Recvd: 02/24/15 15:25 3 pgs
Fees:17.00 Taxes:0.00
20150224-0015882

Prepared by:
D. Shayne Adair
725 Cool Springs Blvd, Suite 600
Franklin, TN 37069

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

QUITCLAIM DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leah Kasanaha Smith, also know as Leah Smith, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Barbara Fleming, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit "A" Attached hereto and made a part hereof by reference

This property is improved property known as 2921 Edge Moor, Drive, Nashville, Davidson County, Tennessee 37217.

Nathaniel X. Smith, husband of Leah Kasanaha Smith, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 20 day of Feb, 2015.

Leah Kasanaha Smith
Leah Kasanaha Smith, also know as Leah Smith

STATE OF WISCONSIN
COUNTY OF Brown

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leah Kasanaha Smith, A/K/A Leah Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at office this the 20 day of February, 2015.

Carolyn Calaway
NOTARY PUBLIC
My commission expires: April 12 2015

NOTARY PUBLIC
CAROLYN CALAWAY
STATE OF WISCONSIN

Witness my hand this 19th day of February, 2015.

Nathaniel X. Smith

STATE OF WISCONSIN
COUNTY OF Milwaukee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathaniel X. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at office this the 19 day of February, 2015.

NOTARY PUBLIC
My commission expires: 9/7/18

JON GREVES NOTARY PUBLIC STATE OF WISCONSIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for the transfer is $ 0.00.

Affiant

Sworn to and subscribed before me this 23rd day of February, 2015.

Address of New Owners and Send Tax Bills To:
2921 Edge Moor Drive
Nashville, TN 37217

NOTARY PUBLIC
D. Shayne Adair

My commission expires: 6/24/2018

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Map & Parcel ID: 15005019100

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Being Lot No. 726 on the plan of Edge-O-Lakes Subdivision, as of record in Book 4460, page 44 (incorrectly referred to as book 4991, Page 547 in prior deeds of record), Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Being the same property incorrectly conveyed to Leah Smith by Barbara Fleming by Quit Claim Deed in Lieu of Foreclosure of record December 12, 2014, at Instrument No. 20141212-0113733, Register's Office for Davidson County, Tennessee. Further, Being the same property conveyed to Leah Kakasanaha Smith, married, from Shane Allison, Trustee of the Spring Hill Land Trust by Warranty Deed on February 27, 2013, of record as Instrument 20120301-0020824, recorded March 1, 2013, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.