Davidson County	DEEDQC
Recvd: 03/09/15 08:09	5 pgs
Fees:27.00 Taxes:0.00	
20150309-0019660	

AFTER RECORDING RETURN TO:
WILLIAM M. HURST
309 SCOTT AVENUE
NASHVILLE, TN 37206
File No. 15003510

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 08302034600

QUIT CLAIM DEED

THIS DEED made and entered into on this 21 day of February, 2015, by and between **WILLIAM M. HURST, AN UNMARRIED MAN**, a mailing address of 309 SCOTT AVENUE, NASHVILLE, TN 37206, hereinafter referred to as Grantor(s) and **WILLIAM M. HURST, AN UNMARRIED MAN AND CHRISTOPHER L. MURLIN, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 309 SCOTT AVENUE, NASHVILLE, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 309 SCOTT AVENUE, NASHVILLE, TN 37206

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20120425-0035221, Recorded: 04/25/2012

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

79767718 Rec1
When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

Tax ID No.: 08302034600

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

WILLIAM M. HURST

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, WILLIAM M. HURST, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 21st day of Feb., 2015.

Notary Public
My Commission expires: 05-01-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

WILLIAM M. HURST

Subscribed and sworn to before me this 21st day of February, 2015

Notary Public
Commission Expires 08-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

WILLIAM M. HURST AND CHRISTOPHER L. MURLIN
309 SCOTT AVENUE
NASHVILLE, TN 37206

Name and address of property owner:

WILLIAM M. HURST AND CHRISTOPHER L. MURLIN
309 SCOTT AVENUE
NASHVILLE, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NO. 2 ON THE PLAN OF FISCHER SUBDIVISION OF RECORD IN INSTRUMENT NO. 20050602-0062808, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TAX ID NO: 08302034600

PROPERTY COMMONLY KNOWN AS: 309 SCOTT AVENUE, NASHVILLE, TN 37206



I, LATHA PARAMESWARAN 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 Minnesota

County of Ramsey

Personally appeared before me, Xong Vang, a notary public for this county and state, LATHA PARAMESWARAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

XONG VANG
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

MY COMMISSION EXPIRES: January 31, 2017

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).