Davidson County	DEEDQC
Recvd: 03/11/15 10:10	6 pgs
Fees:32.00 Taxes:0.00	
20150311-0020730	

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Via Solutions, LP, 400 Corporation Drive, Aliquippa, PA 15001

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Mark Allen Parker, II, and Whitney Taylor Parker	Broker Solutions Inc, dba NewAmericanFunding	105-14-0-150.00
2203 Lindell Avenue	14511 Myford Rd Suite 100	
Nashville, TN 37204	Tustin CA 92780	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MARK A. PARKER, II also known as MARK ALLEN PARKER, II and JESSICA TAYLOR PARKER also known as WHITNEY TAYLOR PARKER, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MARK ALLEN PARKER, II and WHITNEY TAYLOR PARKER, husband and wife, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 2203 Lindell Avenue, Nashville, TN 37204, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Inst. # 20130801-0080126, ID# 105-14-0-150.00, being known and designated as:

Being the Northerly 5.0 feet of Lot No. 27 and the Southerly 40.0 feet of Lot No. 28 of Block 18 on the plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 44343**

Said parts of Lots Nos. 27 and 28 front together 45.0 feet on the Westerly side of Lindell, formerly Wilson Avenue, and run back between parallel lines 167.5 feet to an alley.

By fee simple deed from Mark A. Parker, married as set forth in Inst. # 20130801- 0080126, dated 07/29/2013, and recorded 08/01/2013, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

TAX ID NO.: 105-14-0-150.00

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2203 Lindell Avenue, Nashville, TN 37204.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of March, 2015.

MARK A. PARKER, II also known as
MARK ALLEN PARKER, II

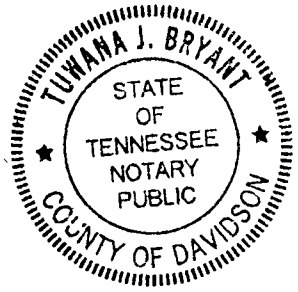
JESSICA TAYLOR PARKER also known as
WHITNEY TAYLOR PARKER

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5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
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STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARK A. PARKER, II also known as MARK ALLEN PARKER, II, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his names, on this 5th day of March, 2015.

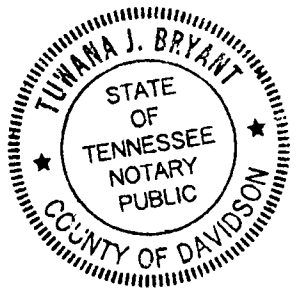
Tuwana J. Bryant
Notary Public
My Commission expires: 05-08-2018



STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JESSICA TAYLOR PARKER also known as WHITNEY TAYLOR PARKER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her names, on this 5th day of March, 2015.

Tuwana J. Bryant
Notary Public
My Commission expires: 05-08-2018



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VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant/Grantee

Subscribed and sworn to before me this 5th day of March, 2015.

Notary Public

My Commission expires: 05-08-2018

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

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5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST # 20130801-0080126, ID# 105-14-0-150.00, BEING KNOWN AND DESIGNATED AS

BEING THE NORTHERLY 5.0 FEET OF LOT NO. 27 AND THE SOUTHERLY 40.0 FEET OF LOT NO. 28 OF BLOCK 18 ON THE PLAN OF YARBROUGH'S SUBDIVISION OF WOODLAND AS OF RECORD IN BOOK 161 PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NOS 27 AND 28 FRONT TOGETHER 45.0 FEET ON THE WESTERLY SIDE OF LINDELL, FORMERLY WILSON AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 167.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARK A. PARKER, MARRIED BY WARRANTY DEED FROM ALDEN HORTON, III JOINED BY HIS WIFE JULI G. HORTON, DATED 03/16/2007 RECORDED 04/23/2007 OF RECORD IN INSTRUMENT NO. 20070423-0048066 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BY FEE SIMPLE DEED FROM MARK A. PARKER, MARRIED AS SET FORTH IN INST # 20130801-0080126 DATED 07/29/2013 AND RECORDED 08/01/2013, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Cari Sue Hazlett, 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.

Cari Sue Hazlett
Signature
Cari Sue Hazlett

State of Pennsylvania

County of Beaver

Personally appeared before me, [~~Name of Notary~~] Adam K Donnelly, a notary public for this county and state, [~~name of person making certification~~] Cari Sue Hazlett who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A K
Notary's Signature
Adam K. Donnelly

My Commission Expires: Sept. 28, 2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES