Davidson County	DEEDQC
Recvd: 04/06/15 10:59	5 pgs
Fees:27.00 Taxes:0.00	
20150406-0029441	

This instrument prepared by:
First American Title Insurance Company
Mortgage Services Division-NTP
1591 Galbraith Ave, Suite 200
Grand Rapids, Michigan 49546
(800)540-7064

File No.: **8511910n**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 03/27/15, by and between **JAMES V. BARR, III, AN UNMARRIED MAN**, a **WHO ACQUIRED TITLE AS JAMES BARR, WITHOUT MARITAL STATUS**, party of the first part, and **JAMES V. BARR, III**, a **UNMARRIED MAN**, party of the second part.

WITNESSETH: That for and in consideration of Zero Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **OLD HICKORY**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **recorded DECEMBER 04, 2013** Deed of record in:
Book **n/a**, Page No. **n/a** or Instrument No.: **INSTRUMENT NO. 20131204-0123446** in said Registor's office.

X The property is improved with an address of: **1304 OVERTON ST, OLD HICKORY, Tennessee 37138**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

James V. Barr

JAMES V. BARR, III

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

BARR
49880920 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, (name of notary public),**JAMES V. BARR, III W/A/T/A JAMES BARR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 03/27/15.

Notary Public

My Commission Expires: 12/06/16

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00** .

Affiant

Subscribed and sworn to before me this the 03/27/15.

Notary Public

My Commission Expires: 12/06/16

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
053030214

NAME AND ADDRESS OF A PROPERTY OWNER:
JAMES V. BARR, 3rd
1304 OVERTON ST
OLD HICKORY, TENNESSEE 37138

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
FREEDOM MORTGAGE CORPORATION
907 Pleasant Valley Ave #3
Mount Laurel, NJ 08054

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 157 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION B, AS OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being all of that certain property conveyed to JAMES BARR from RICHARD W. BUCKNER, JR. AND WIFE, JAN BAUGHMAN-BUCKNER, by deed dated NOVEMBER 20, 2013 and recorded DECEMBER 04, 2013 IN INSTRUMENT NO. 20131204-0123446 of official records.

Commonly known as: 1304 OVERTON ST, OLD HICKORY, TN 37138

APN #: 053030214

Prior recording info: date: 12/04/13 inst: 20131204-0123446

True Copy Certification

I, Melissa Fox ~~Lakeisha Arnold~~, 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 Melissa Fox

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state Melissa Fox 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: Dec 16, 2016

Notary Seal



