Davidson County DEEDQC
Recvd: 05/11/15 08:31 5 pgs
Fees:27.00 Taxes:0.00
20150511-0042590

Return to: First American Title Insurance Company, Attn: National Recording
1100 Superior Avenue, Suite 200, Cleveland, OH 44114

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Order Number: 201503-1041

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Joseph D. Randall, divorced and not remarried, and Lee Ann Ellingboe, divorced and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, do hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Joseph D. Randall, an unmarried man,** whose address is 523 Westcrest Drive, Nashville, Tennessee 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 302 on the Plan of Candlestick Farms, Section III, a Plan of which is of record in Book 3500, Page 98, Register's Office for said County.

Said Lot No. 302 fronts 90 feet on the Westerly side of Westcrest Drive and extends back 179.8 feet on the Northerly line and 161.4 feet on the Southerly line, to a dead line in the rear on which it measures 91.9 feet thereon.

Be the same more or less, but subject to all legal highways.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

Davidson County Parcel number: 147-14-0-115.00
Street address of property: 523 Westcrest Drive, Nashville, Tennessee 37211
Prior Instrument Reference by which Grantor(s) acquired title: Book 8208, Page 677 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Joseph D. Randall, 523 Westcrest Drive, Nashville, Tennessee 37211

Signed this 27th day of April, 2015.

Signature of Grantor (1 of 2):

Joseph D. Randall

STATE OF TENNESSEE, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 27th day of April, 2015 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Joseph D. Randall, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 6, 2017

Signed this 27th day of April, 2015.

Signature of Grantor (2 of 2):

LeeAnn Ellingboe N/K/A LeeAnn Carol Randall

lw Lee Ann Ellingboe N/K/A LeeAnn Carol Randall

STATE OF TENNESSEE, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 27th day of April, 2015 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Lee Ann Ellingboe**, N/K/A LeeAnn Carol Randall known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 6, 2017

Property Address: 523 Westcrest Drive, Nashville, Tennessee 37211
Tax Parcel: 147-14-0-115.00

Oath of Consideration

I/We, Lee Ann Carol Randall, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 27th day of April, 2015.

Signatures of Affiant(s):

Leeann Carol Randall

Sworn and subscribed before me this 27th day of April, 2015

Notary Public

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 6, 2017

RETURN TO:
FNC Title Services, LLC
1300 Piccard Drive
Suite 105
Rockville, MD 20850

201503-1041

True Copy Certification

I, MELINDA ALBAN, 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.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17