Davidson County DEEDQC
Recvd: 05/21/15 09:22 4 pgs
Fees:22.00 Taxes:0.00
20150521-0046861

Commitment Number: 15NL19986
15WR16571

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219
1-800-316-4682

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
JOHN KAIN and **FRANCES A. KAIN**, 804 EMBER LAKE DR, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10804000100
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

QUITCLAIM DEED

JOHN P. KAIN also known as **JOHN KAIN** and **FRANCES A. KAIN**, a **MARRIED couple**, hereinafter grantors, whose tax-mailing address is **804 EMBER LAKE DR, NASHVILLE, TN 37214**, for $0.00 (Zero Dollars an no cents) in consideration paid, grant and quitclaim to **JOHN KAIN** and **FRANCES A. KAIN**, a **MARRIED couple,** hereinafter grantees, whose tax mailing address is **804 EMBER LAKE DR, NASHVILLE, TN 37214**, the following real property:

THE FOLLOWING LAND LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF LARCHWOOD SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 5200, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD IN BOOK 5200, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 5479, PAGE 443; BOOK 5681, PAGE 532; BOOK

5688, PAGE 696; AND BOOK 6011, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN P. KAIN AND FRANCES A. KAIN, MARRIED BY WARRANTY DEED FROM JERRY BAKER AND LINDA M. BAKER, MARRIED AS RECORDED 03/04/1999 IN BOOK 11368 AT PAGE 424 AS DOCUMENT 0556584.

TAX ID: 10804000100
Property Address is: 804 EMBER LAKE DR, NASHVILLE, TN 37214

Executed by the undersigned on MAY 14, 2015:

John P. Kain Also Known As
John Kain

JOHN P. KAIN also known as **JOHN KAIN**

Frances A. Kain

FRANCES A. KAIN

STATE OF Tennessee
COUNTY OF Shelby

The foregoing instrument was acknowledged before me on MAY 14, 2015 by **JOHN P. KAIN** also known as **JOHN KAIN** and **FRANCES A. KAIN** ~~who are personally known to me~~ ~~or~~ who have produced Tenn. Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

TIMOTHY A. GATEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Timothy A. Gatewood
Notary Public

Timothy A. Gatewood
Notary Public

My Commission Expires
December 9, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Shelby

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14th day of May, 2015.



(Seal)

John Kain
Affiant

John Kain
Print Name

Timothy A. Gatewood
Notary Public

My commission expires:

~~My Commission Expires December 9, 2017~~

Timothy A. Gatewood
Notary Public

Print Name

True Copy Certification

I, Samantha Russell, 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.

Samantha Russell
Signature

Samantha Russell

State of KANSAS

County of Johnson

Personally appeared before me, Kyle Ratliff, a notary public for this county and state, Samantha Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 7-1-17
Notary' Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 7-1-17