Davidson County	DEEDQC
Recvd: 06/05/15 12:33	4 pgs
Fees:22.00 Taxes:0.00	
20150605-0052946	

Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
SYLVIA CARL AND ALFRED CARL
112 WALNUT HILL DR
NASHVILLE, TN 37214-2026

QUITCLAIM DEED

Send Tax Bills To:
112 WALNUT HILL DR NASHVILLE TN 37214-2026
Map & Parcel Nos.: 084 15 0 111.00
(APN NUMBER)

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **ALFRED W. CARL, JR. AND WIFE, SYLVIA F. CARL** does/do hereby quitclaim and convey unto **ALFRED W. CARL, AND WIFE, SYLVIA F. CARL** , his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

112 WALNUT HILL DR NASHVILLE TN 37214-2026

A SMALL TRACT OF LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE LAND SHOWN ON THE MAP SHOWING THE PROPOSED ROAD THROUGH THE LANNOM PROPERTY, AS OF RECORD IN BOOK 974, PAGE 20, REGISTER'S OFFICE FOR SAID COUNTY, AND LIKEWISE SHOWN AS A PART OF AN UNNUMBERED TRACT, MARKED "LANNOM PROPERTY" LYING SOUTH OF LOTS NOS. 69, 70 AND 71, ON THE MAP OF DONELSON MEADOWS, AS OF RECORD IN BOOK 1835, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF WALNUT HILL DRIVE, OPPOSITE THE SOUTHEAST CORNER OF LOT 69 ON THE MAP OF DONELSON MEADOWS AFORESAID; THENCE NORTH 88 DEG. 06 INCHES WEST PASSING THE SOUTHEAST CORNER OF LOT 69 AT 25 FEET, AND RUNNING ALONG THE SOUTH LINES OF LOTS 69, 70, AND 71 ON SAID PLAN, A TOTAL DISTANCE OF 257.3 FEET TO A CORNER OF LOT 73 ON SAID PLAN, THENCE ALONG THE EAST LINE OF LOTS 73 AND 74 ON SAID PLAN, SOUTH 0 DEG. 03 INCHES EAST 100 FEET TO A POINT; THENCE EASTERLY 257.5 FEET TO THE CENTER LINE OF WALNUT HILL DRIVE; THENCE WITH THE CENTER LINE OF THE SAME, NORTH 2 DEG. 45 INCHES EAST 100 FEET TO A POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO ALFRED W. CARL, JR. AND WIFE, SYLVIA F. CARL BY DEED FROM CAROLYN M. VOWELL, SUCCESSOR TRUSTEE RECORDED 04/04/2002 IN INSTRUMENT NO. 200204040041132, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is [improved/unimproved] property known as 112 WALNUT HILL DR.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 2 day of June, ~~20~~ 2015 AC

Alfred W. Carl A/KA Alfred W Carl Jr
ALFRED W. CARL A/K/A ALFRED W. CARL JR.

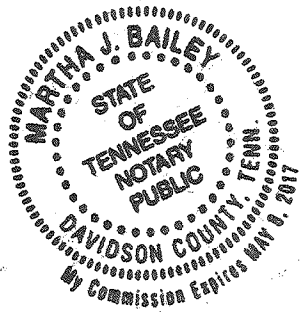
Sylvia Carl
SYLVIA F. CARL

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Alfred W Carl Jr. and Sylvia F. Carl, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Davidson County, TN, this the 2nd day of June, 2015 is mjb

Martha J. Bailey
NOTARY PUBLIC
My Commission Expires: May 8, 2017



FHA Amendatory Clause & Real Estate Certification

Borrower Name(s):	Borrower Address:
Sylvia F. Carl **Alfred W. Carl**	**112 Walnut Hill Drive** **Nashville, TN 37214**
Property Address: **112 Walnut Hill Drive** **Nashville, TN 37214**	FHA Case Number: **483-5408313-703**

FHA AMENDATORY CLAUSE

It is expressly agreed that notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement Lender, setting forth the appraised value of the property of not less than $.
The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or the condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

Sylvia F. Carl 6-2-15 — Alfred W. Carl 6-2-15

Borrower **Sylvia F. Carl** — Date — Co-Borrower **Alfred W. Carl** — Date

Seller — Date — Seller — Date

REAL ESTATE CERTIFICATION

The borrower, seller, and the selling real estate agent or broker involved in the sales transaction certify that the terms and conditions of the sales contract are true to the best of their knowledge and belief and that any other agreement entered into by any of the parties in connection with the real estate transaction is part of, or attached to, the sales agreement.

Sylvia F. Carl 6-2-15 — Alfred W. Carl 6-2-15

Borrower **Sylvia F. Carl** — Date — Co-Borrower **Alfred W. Carl** — Date

Seller — Date — Seller — Date

Listing Agent (Seller's Agent) — Date — Selling Agent (Buyer's Agent) — Date

True Copy Certification

I, Fate Hagood, 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 California

County of Los Angeles

Personally appeared before me, ~~[Name of Notary],~~ Marisela Loyola a notary public for this county and state, ~~[name of person making certification]~~ Fate Hagood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017

Notary's Signature

My Commission Expires: 08/25/2017

Notary' Seal (if on paper)