Davidson County DEEDQC
Recvd: 06/12/15 09:20 4 pgs
Fees:22.00 Taxes:0.00
20150612-0055672

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

Order No: 201504-155

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Samuel E. McKeever and Deborah A. McKeever, Husband and Wife** for Ten Dollars ($10.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby convey unto the Grantee(s), **Samuel E. McKeever, married,** whose address is 1002 W Mckennie Avenue, Nashville, Tennessee 37206, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in the City of Nashville, Davidson County, Tennessee, being a part of the northerly parts of Lots Nos. 6 and 7 on the Map of Tim H. Moore's Subdivision of part of A. W. Johnson and C. P. Smith's Subdivision, as of record in Book 332, Page 107, Register's Office for said County, and described according to a copy of a survey, thereof made by Lewis D. Justice, Surveyor, September 20, 1948, as follows:

Beginning at a point in the south margin of Mckennie Avenue, 55 feet east of the easterly margin of Laurent Avenue; thence Southerly 139.8 feet to a point in the common line of Lots Nos. 6 and 7, being 68.7 feet East of said Laurent Avenue; thence easterly 55 feet to a point; thence northerly 139.5 feet to the south margin of Mckennie Avenue; thence with the margin of the same, westerly at right angles, 55 feet to the beginning.

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

The Grantor(s) do(es) hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property said the property is unencumbered except as to:

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

County Parcel number: 083 01 0 023.00
Street address of property: 1002 W Mckennie Avenue, Nashville, Tennessee 37206
Prior Instrument Reference by which Grantor(s) acquired title: Book 6314, Page 484 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Samuel E. McKeever, 1002 W Mckennie Avenue, Nashville, Tennessee 37206

Signed this 2 day of June, 2015.

Signatures of Grantor(s):

Samuel E. McKeever

STATE OF TENNESSEE, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 2ND day of June, 2015 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Samuel E. McKeever, 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

Property Address: 1002 W Mckennie Avenue, Nashville TN 37206
Tax Parcel: 083 01 0 023.00

Affidavit of Value

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 10.00. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Victoria Robinson
Affiant

Sworn to and subscribed before me this 12th day of June, 2015.

Melinda Alban
Notary Public

My commission expires: 12/22/15.

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 12/22/15

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