QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/30/15 07:45 2 pgs
Fees:12.00 Taxes:0.00
20150630-0062595

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on June 26th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #S
James Richard Anderson Aquina Anderson 216 Wauford Drive Nashville, TN 37211	James Richard Anderson Aquina Anderson 285 Governors Grant Blvd. Lexington, SC 29072	14706003000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James Richard Anderson, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James Richard Anderson and Aquina Anderson, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 119 on the Plan of Caldwell Hall, Section I, of record in Book 2900, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80 feet on the North side of Wauford Drive and runs back 166.4 feet on the Westerly line and 161.4 feet on the Easterly line to a dead line in the rear on which it measures 86.4 feet.

Being the same property conveyed to James Richard Anderson, a married man, by Warranty Deed from Jeremy A. Nagoshiner and Valerie Nagoshiner, married, recorded in Instrument No. 20150630-0062594, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 216 Wauford Drive, Nashville, Tennessee 37211

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on June 26th, 2015.

James Richard Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 26th, 2015, before me personally appeared James Richard Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON June 26th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017