QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150055386 DEEDQC
Recvd: 07/09/15 08:53 5 pgs
Fees:27.00 Taxes:0.00

20150709-0066536

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 BEFORE ME, THIS THE 1 DAY OF June, 2015

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michele Samuel	**Nationstar Mortgage LLC dba Greenlight Loans**	
(NAME)	(NAME)	
830 Hillview Heights	**4000 Horizon Way**	**Map 105-14-0-C, Parcel 051.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Irving, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHELE SAMUEL, UNMARRIED, MONIQUE ERIN SAMUEL, AND BRIAN JEREL SAMUEL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MICHELE SAMUEL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 830 ON THE PLAN OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20070604-0065994, AND FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, OF RECORD IN INSTRUMENT NO. 20070614-0071575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF THE PARK AT MELROSE TOWNHOMES, SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20070604-0065994, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MICHELE SAMUEL, UNMARRIED AND ANNETTE S. SAMUEL, UNMARRIED, BY WARRANTY DEED FROM JILL K. MOLTENI, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20131001-0103099, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED SEPTEMBER 27, 2013. THE SAID ANNETTE S. SAMUEL HAVING SINCE DIED, LEAVING THE SAID MICHELE SAMUEL, UNMARRIED, MONIQUE ERIN SAMUEL, AND BRIAN JEREL SAMUEL AS HER SOLE HEIRS AT LAW AS EVIDENCED IN THE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20150709.0066535 , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MONIQUE ERIN SAMUEL AND BRIAN JEREL SAMUEL DO HEREBY CERTIFY THAT SAID PROPERTY HAS NEVER BEEN THEIR PRINCIPLE RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is
( ) unimproved
(X) improved

property known as **830 Hillview Heights, Nashville, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 1 day of June, 2015.

Michele Samuel

STATE OF TN
COUNTY OF Davidson

On this the 1 day of June, 2015, before me personally appeared Michele Samuel, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 day of June, 2015.

Notary Public

My Commission Expires: 6-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

Monique Erin Samuel

STATE OF Maryland
COUNTY OF Montgomery

On this the 24 day of June, 2015, before me personally appeared Monique Erin Samuel, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of June, 2015.

Notary Public

My Commission Expires:
April 30, 2018

WALTER REYES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APR. 30, 2018
COMMISSION # 7033321

Brian Jerel Samuel

STATE OF Virginia
COUNTY OF Fairfax

On this the 20th day of June, 2015, before me personally appeared Brian Jerel Samuel, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2015.

Notary Public

My Commission Expires: 12/31/2019

SERAFIN S. ARCE
NOTARY PUBLIC
REG # 7628292
COMMISSION EXPIRES 12/31/2019
COMMONWEALTH OF VIRGINIA

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212