AFTER RECORDING RETURN TO:
TITLE FIRST AGENCY
2944 FULLER NE
GRAND RAPIDS, MI 49505
File No. 1601978

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDQC
Recvd: 07/17/15 11:19 6 pgs
Fees:32.00 Taxes:0.00
20150717-0070031

Tax ID No.: 118-01-0-466.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 10th day of July, 2015, by and between **CATHERINE GEMMATO-SMITH AND DAVID RANDOLPH SMITH, WIFE AND HUSBAND AND CHRISTOPHER W. SMITH, JOINED BY HIS SPOUSE AND VIRGINIA SMITH**, a mailing address of 902 MONTROSE AVENUE, NASHVILLE, TN 1601978, hereinafter referred to as Grantor(s) and **CHRISTOPHER W. SMITH AND VIRGINIA SMITH, HUSBAND AND WIFE**, a mailing address of 902 MONTROSE AVENUE, NASHVILLE, TN 1601978, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 902 MONTROSE AVENUE, NASHVILLE, TN 1601978

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 20131105-044865, recorded on 11/05/2013 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 118-01-0-466.00

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

CATHERINE GEMMATO-SMITH

DAVID RANDOLPH SMITH

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Catherine Gemmato-Smith, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN this 10th day of July, 20 15.

Notary Public
My Commission expires: 2/27/19

MARLENA SPANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, David Randolph Smith, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 10th day of July, 20 15.

Notary Public
My Commission expires: 2/27/19

MARLENA SPANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Christopher W. Smith
CHRISTOPHER W. SMITH

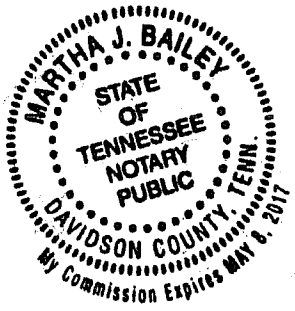
Virginia Smith
VIRGINIA SMITH

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Christopher W. Smith, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 11th day of July, 2015.

Martha J. Bailey
Notary Public
My Commission expires: May 8, 2017

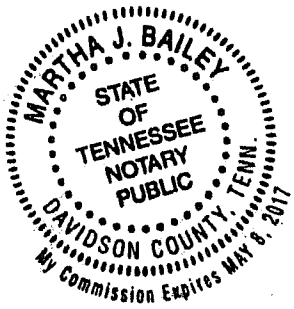


STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Virginia Smith, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 11th day of July, 2015.

Martha J. Bailey
Notary Public
My Commission expires: May 8, 2017



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Affiant Christopher W. Smith

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 11th day of July, 2015.

Notary Public
My Commission Expires: May 8, 2017

MARTHA J. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

Name and address for person(s) responsible for taxes:

CHRISTOPHER W. SMITH AND VIRGINIA SMITH
902 MONTROSE AVENUE
NASHVILLE, TN 1601978

Name and address of property owner:

CHRISTOPHER W. SMITH AND VIRGINIA SMITH
902 MONTROSE AVENUE
NASHVILLE, TN 1601978

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, TO WIT:

BEING LOT 93 ON THE PLAN OF MONTROSE PLACE AS OF RECORD IN BOOK 57, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DOMINICK R. SMITH AND CHRISTOPHER W. SMITH, BY DEED OF RIGID DEVELOPMENT, INC., DATED MARCH 31, 2010 AND RECORDED IN INSTRUMENT NUMBER 20100406-0025363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID DOMINICK R. SMITH HAVING DEEDED HIS INTEREST TO CATHERINE GEMMATO-SMITH AND DAVID RANDOLPH SMITH, BY DEED DATED NOVEMBER 5, 2013 AND RECORDED IN INSTRUMENT NUMBER 20131105-044865, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 118-01-0-466.00

PROPERTY COMMONLY KNOWN AS: 902 MONTROSE AVENUE, NASHVILLE, TN 1601978

True Copy Certification

I, Tony Nauta, 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: Tony Nauta

State of Michigan

County of Kent

Personally appeared before me, Melinda J. Lutkenhoff a notary public for this county and state, Tony Nauta who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature: Melinda J Lutkenhoff
My Commission Expires: 8/23/2015
Notary' Seal (if on paper)

MELINDA J. LUTKENHOFF
Notary Public, State of Michigan
County of Kent
My Commission Expires Aug. 23, 2015
Acting in the County of Kent