Davidson County	DEEDQC
Recvd: 07/21/15 11:41	2 pgs
Fees:12.00 Taxes:0.00	
20150721-0071351	

QUITCLAIM DEED

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

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 14th day of July, 2015.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY ← Return To:
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

15002543

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler N. House	Franklin American Mortgage Company	
(NAME) 520 Leeanne Drive	(NAME) 501 Corporate Centre Drive, Suite 400	147 11 0 062.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Samuel J. House, Jr.** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY QUITCLAIM UNTO **Tyler N. House and Stefanie House, husband and wife** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 429 on the Plan of Whispering Hills, Section II-C of record in Plat Book 2663, Page 66 & 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Tyler N. House and Stefanie House, husband and wife and Samuel J. House, Jr., a married man by Warranty Deed dated February 14, 2013 from Johnny C. Sanders, Jr. and wife, Katherine B. Sanders, of record in Instrument Number 20130219-0016420, Register's Office for Davidson County, Tennessee.

Upon oath, Samuel J. House, Jr. warrants, covenants and certifies that the aforedescribed real property is not his homestead as defined by Statute.

Improved Property known as: **520 Leeanne Drive, Nashville, Tennessee 37211**

Witness our hands this 13 day of July, 2015.

Samuel J. House, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel J. House, Jr. the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of July, 2015.

Commission expires: May 8, 2018

Phillip L. Byrd
Notary Public

PHILLIP L. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Nikki McKinney, 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 Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

