Davidson County DEEDQC
Recvd: 08/11/15 08:02 4 pgs
Fees:22.00 Taxes:0.00
20150811-0079986

This instrument prepared by & send tax bills to:
Patrick R. Watkins
2414 Vale Lane
Nashville, TN 37214

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **PATRICK R. WATKINS AND ALEXANDRIA M. GRIMSLEY, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, of 2414 Vale Lane, Nashville, TN 37214, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **PATRICK R. WATKINS, AN UNMARRIED MAN,** of 2414 Vale Lane, Nashville, TN 37214, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING NO. LOT 130 ON THE PLAN OF REVISION OF SECTION ONE, SUNSET VIEW, OF RECORD IN BOOK 2663, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH [DIAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LOUIS LEE SHAIA AND WIFE, LAURA P. SHAIA, BY DEED FROM JOHN B. GIBBS AND WIFE, BETTY L. GIBBS, DATED DECEMBER 27, 1960, RECORDED DECEMBER 28, 1960, IN BOOK 3165, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LOUIS LEE SHAIA HAVING SINCE DIED AUGUST 15, 2009.

PARCEL ID #07312008400

THIS BEING THE SAME PROPERTY CONVEYED TO PATRICK R. WATKINS AND ALEXANDRIA M. GRIMSLEY, HUSBAND AND WIFE FROM LAURA P. SHAIA, UNMARRIED IN A DEED DATED MAY 21, 2010 RECORDED MAY 26, 2010 AS INSTRUMENT NO. 20100526-0040389.

Property Commonly Known As: 2414 Vale Lane, Nashville, TN 37214

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN TESTIMONY WHEREOF I/We have executed this instrument of the 3rd day of August, 2015.

Patrick R Watkins

PATRICK R. WATKINS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Patrick R. Watkins, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this date of 3rd, August, 2015.

Notary Public
My Commission Expires: 1/8/19

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the 3rd day of August, 2015

Notary Public
My Comm. Expires: 1/8/19

CHARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

IN TESTIMONY WHEREOF I/We have executed this instrument of the 3rd day of August, 2015.

ALEXANDRIA M. GRIMSLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Alexandria M. Grimsley, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this date of 3rd August, 2015.

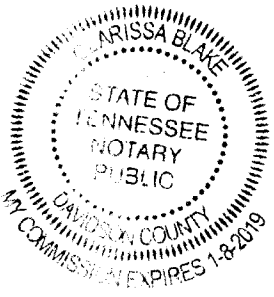
Notary Public
My Commission Expires: 1/8/19

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the 3rd day of August, 2015.

Notary Public
My Comm. Expires: 1/8/19



True Copy Certification

I, Nikki Yanilsky, 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.

Nikki Yanilsky
Signature

State of Pennsylvania

County of Allegheny

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

Renee L Tarquinio
Notary's Signature

My Commission Expires: 6/22/15
Notary' Seal (if on paper)

NOTARIAL SEAL
RENEE L TARQUINIO
Notary Public
KENNEDY TWP., ALLEGHENY COUNTY
My Commission Expires Jun 22, 2015